

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2007 Assessment Roll

**Area Name / Number:** Federal Way / 54

**Previous Physical Inspection:** 2004

**Improved Sales:**

Number of Sales: 1019

Range of Sale Dates: 1/2004 - 12/2006

**Sales – Improved Valuation Change Summary**

	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2006 Value</b>	\$72,300	\$213,000	\$285,300	\$320,700	89.0%	13.76%
<b>2007 Value</b>	\$79,300	\$235,400	\$314,700	\$320,700	98.1%	13.67%
<b>Change</b>	+\$7,000	+\$22,400	+\$29,400		+9.1%	-0.09%
<b>% Change</b>	+9.7%	+10.5%	+10.3%		+10.2%	-0.65%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.09% and -0.65% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

**Population - Improved Parcel Summary:**

	Land	Imps	Total
<b>2006 Value</b>	\$73,400	\$214,200	\$287,600
<b>2007 Value</b>	\$80,500	\$236,700	\$317,200
<b>Percent Change</b>	+9.7%	+10.5%	+10.3%

Number of one to three unit residences in the Population: 4086

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements located within the Devonshire plat and improvements with grades higher than 8 but not located in the Devonshire plat are at a higher assessment level and require a lower adjustment than the overall alone.

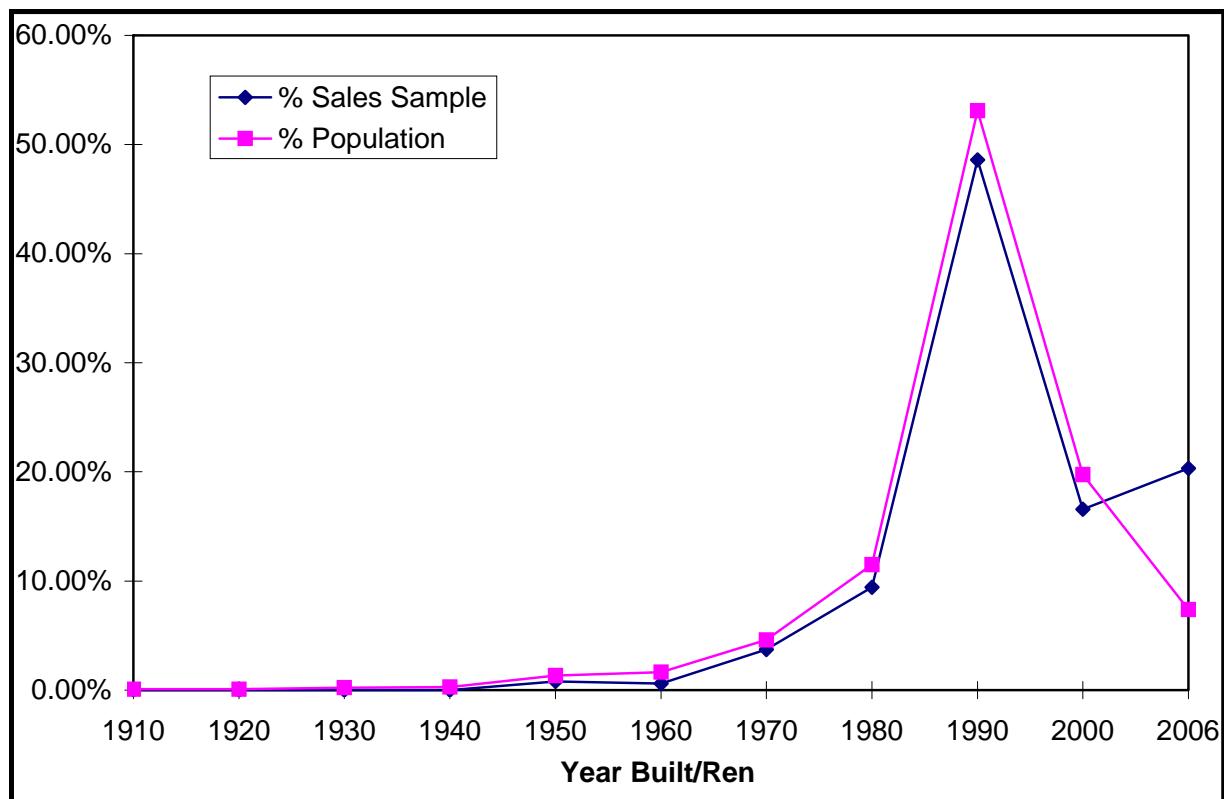
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2007 assessment roll.

### **Sales Sample Representation of Population - Year Built / Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	8	0.79%
1960	6	0.59%
1970	38	3.73%
1980	96	9.42%
1990	495	48.58%
2000	169	16.58%
2006	207	20.31%
	1019	

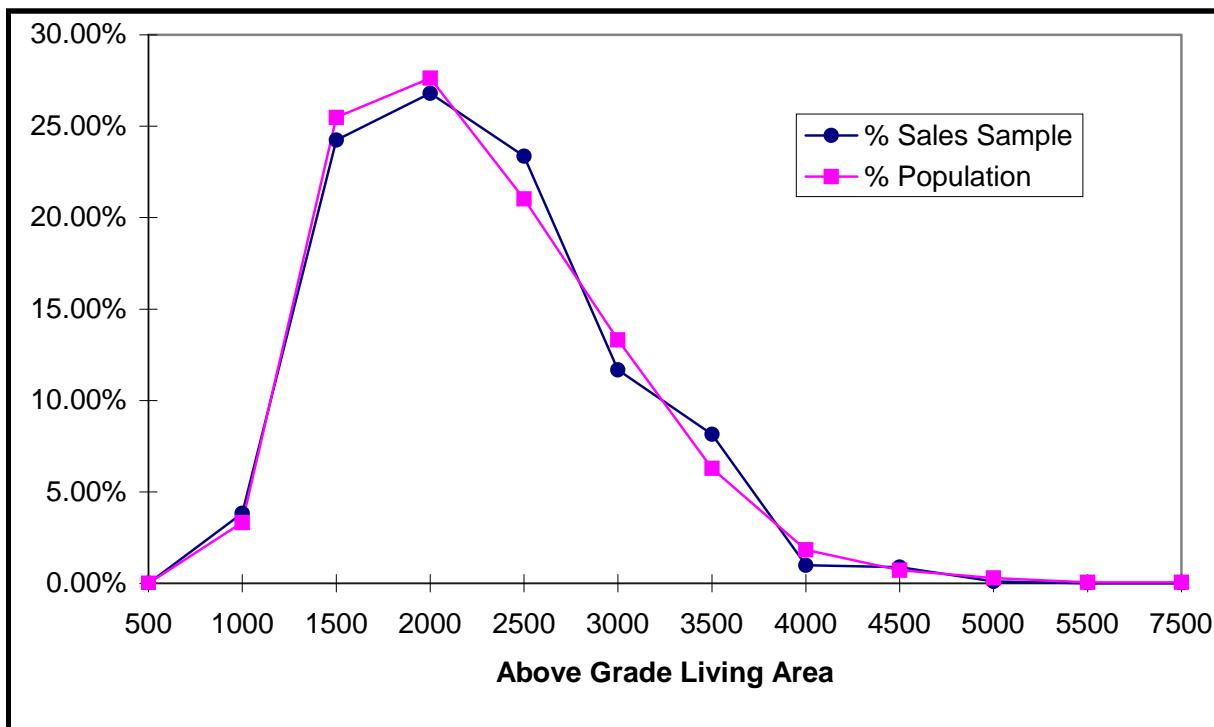
<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	3	0.07%
1920	3	0.07%
1930	9	0.22%
1940	12	0.29%
1950	55	1.35%
1960	67	1.64%
1970	188	4.60%
1980	470	11.50%
1990	2170	53.11%
2000	807	19.75%
2006	302	7.39%
	4086	



Sales of new homes built in the last six years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### **Sales Sample Representation of Population - Above Grade Living Area**

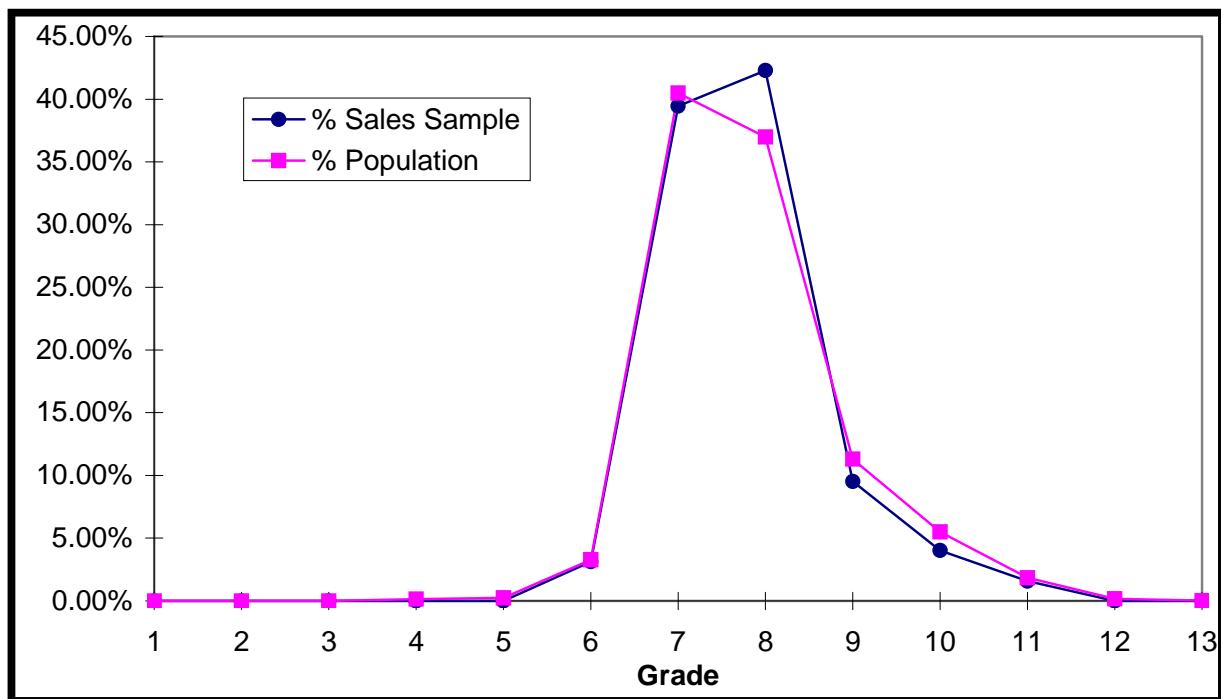
<b>Sales Sample</b>			<b>Population</b>		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	0	0.00%
1000	39	3.83%	1000	136	3.33%
1500	247	24.24%	1500	1041	25.48%
2000	273	26.79%	2000	1129	27.63%
2500	238	23.36%	2500	859	21.02%
3000	119	11.68%	3000	544	13.31%
3500	83	8.15%	3500	257	6.29%
4000	10	0.98%	4000	75	1.84%
4500	9	0.88%	4500	29	0.71%
5000	1	0.10%	5000	12	0.29%
5500	0	0.00%	5500	2	0.05%
7500	0	0.00%	7500	2	0.05%
	1019			4086	



The sales sample frequency distribution follows the population distribution fairly closely with regard to Above Grade Living Area. This distribution is good for both accurate analysis and appraisals.

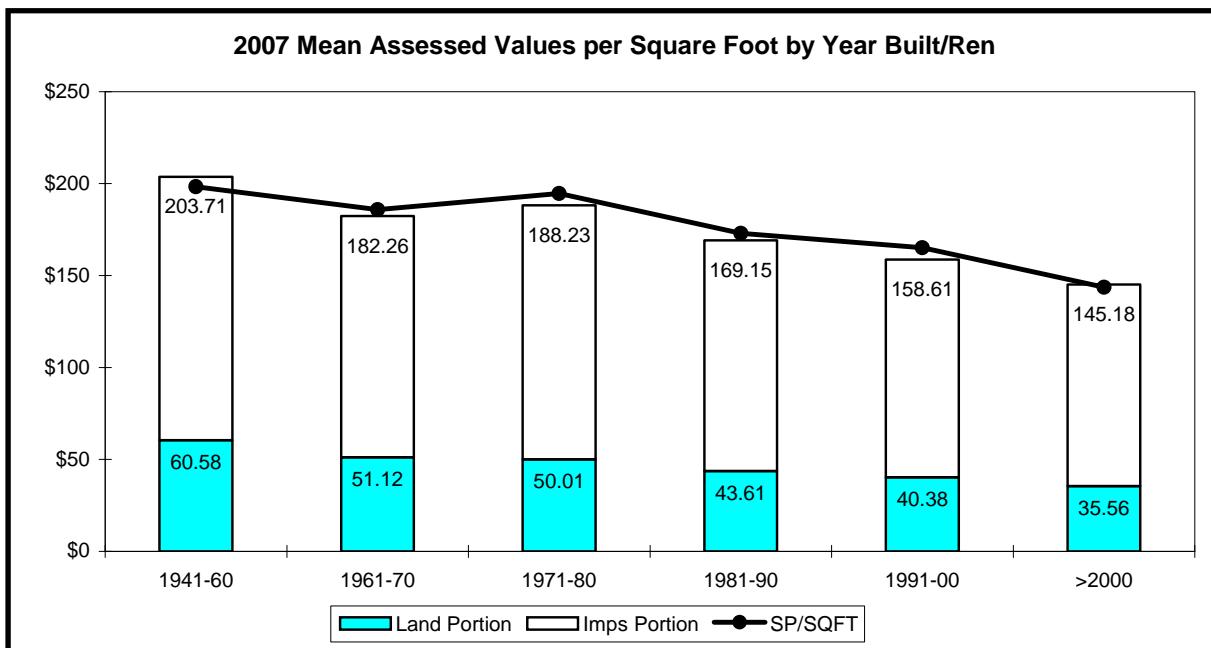
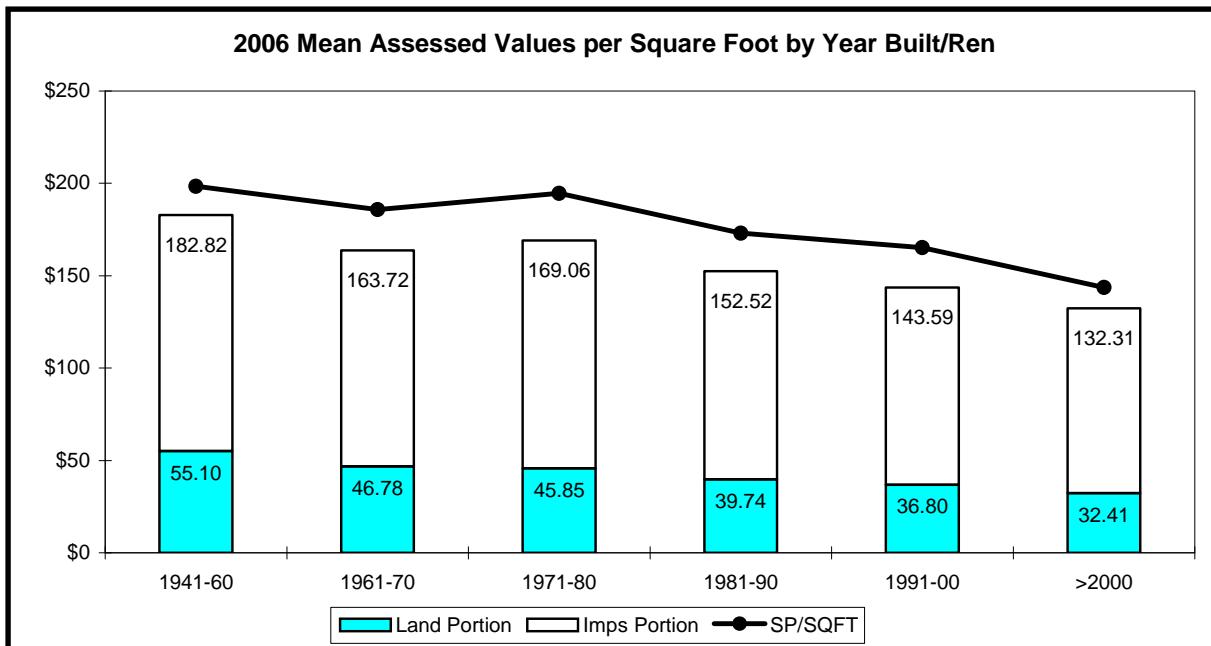
### Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	6	0.15%
5	0	0.00%	5	10	0.24%
6	32	3.14%	6	134	3.28%
7	402	39.45%	7	1654	40.48%
8	431	42.30%	8	1511	36.98%
9	97	9.52%	9	462	11.31%
10	41	4.02%	10	225	5.51%
11	16	1.57%	11	76	1.86%
12	0	0.00%	12	7	0.17%
13	0	0.00%	13	1	0.02%
		1019			4086



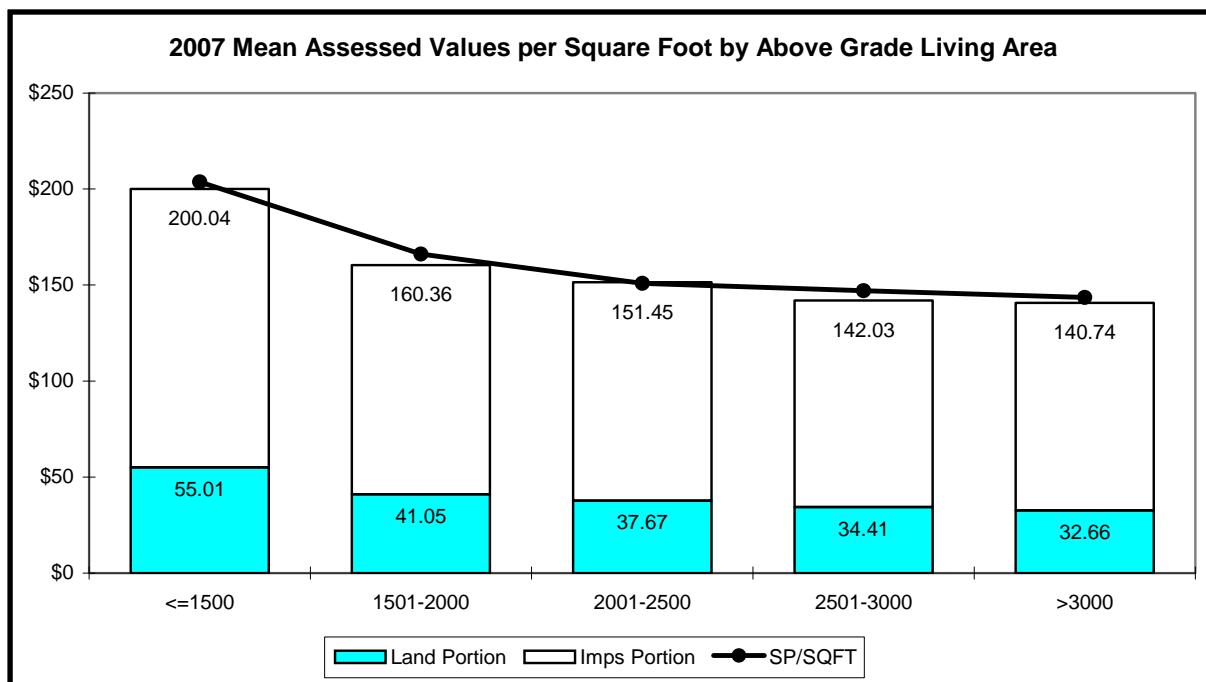
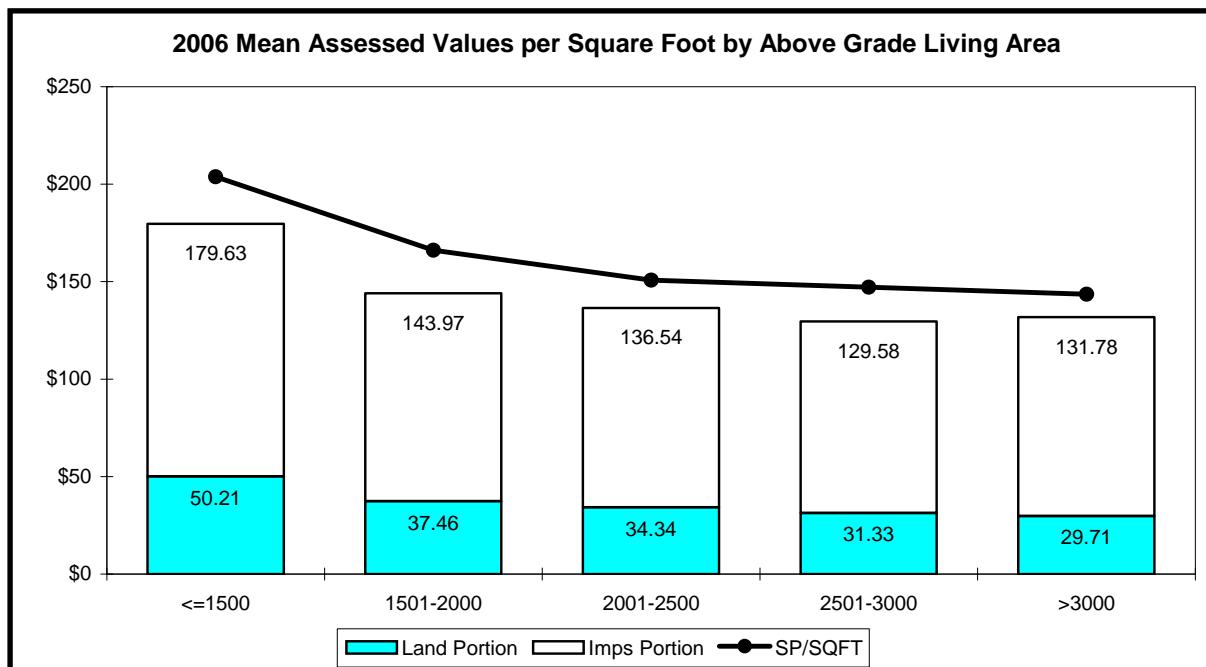
The sales sample frequency distribution follows the population distribution fairly closely with regard to Building Grade. This distribution is good for both accurate analysis and appraisals.

**Comparison of 2006 and 2007 Per Square Foot Values  
By Year Built / Renovated**



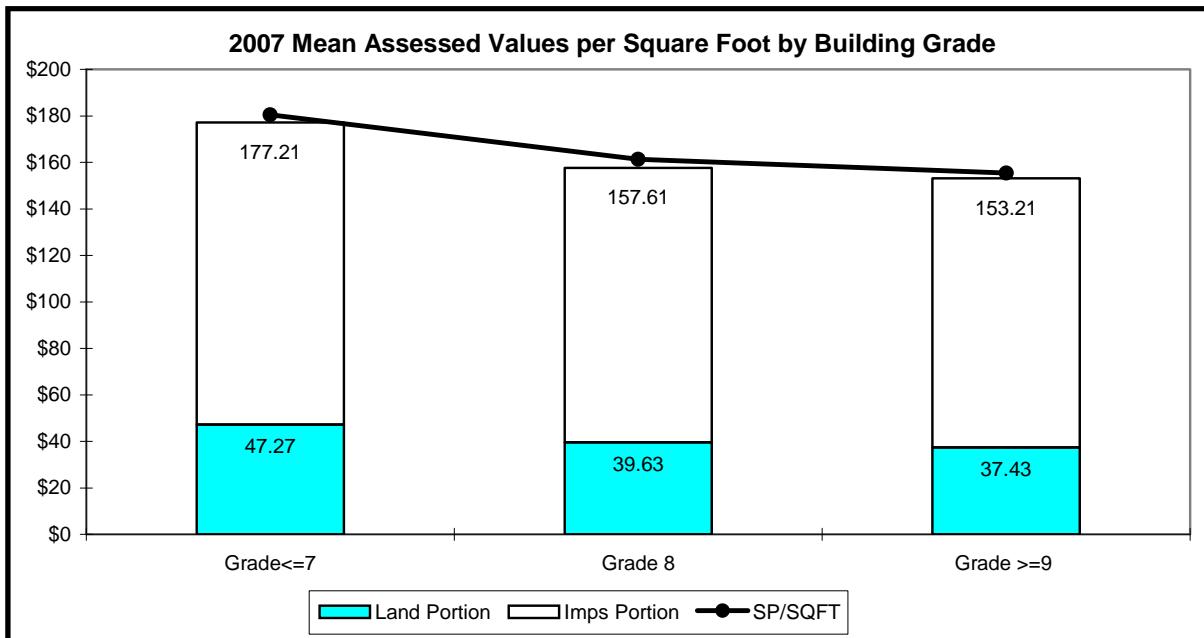
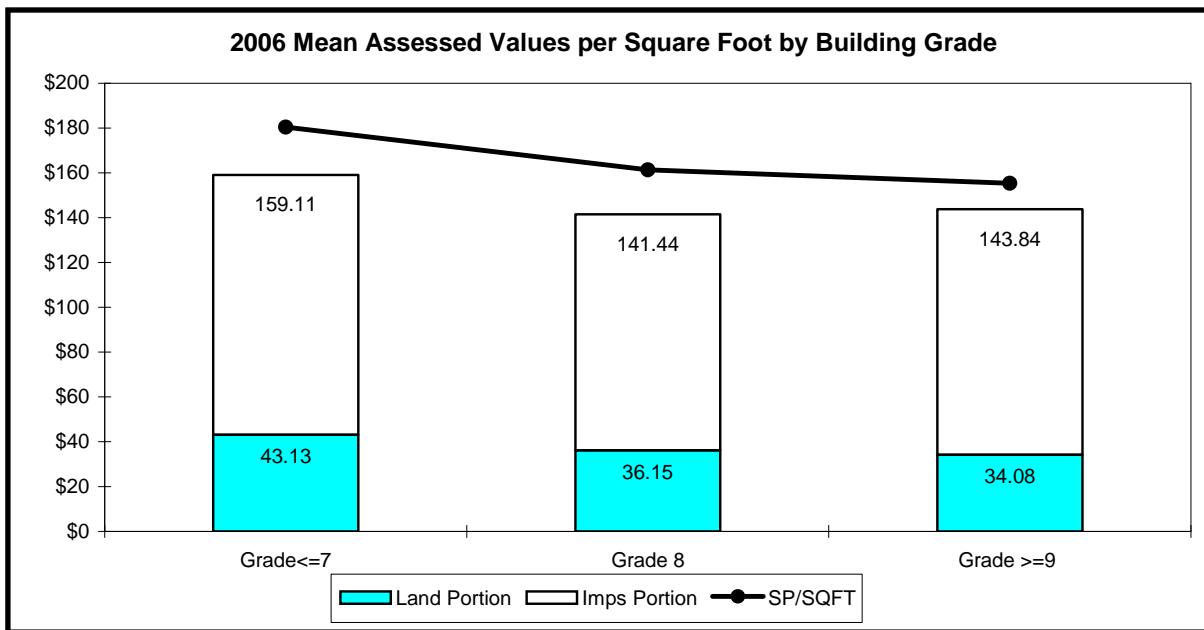
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2006 and 2007 Per Square Foot Values  
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2006 and 2007 Per Square Foot Values  
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## **Annual Update Process**

### **Data Utilized**

Available sales closed from 1/1/2004 through 12/31/2006 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

### **Sales Screening for Improved Parcel Analysis**

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2006
6. Existing residences where the data for 2006 is significantly different than the data for 2007 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

### **Land update**

Based on the **18** usable land sales available in the area, and their 2006 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall **9.7%** increase in land assessments in the area for the 2007 Assessment Year. The formula is:

$$2007 \text{ Land Value} = 2006 \text{ Land Value} \times 1.103, \text{ with the result rounded down to the next } \$1,000.$$

### **Improved Parcel Update**

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the **1019** usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2006 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### ***Improved Parcel Update (continued)***

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements within the Devonshire plat and improvements with a grade greater than 8 but not within the Devonshire plat were at a higher assessment level. The model adjusts for these strata to improve the assessment level.

The derived adjustment formula is:

$$2007 \text{ Total Value} = 2006 \text{ Total Value} / .8960221 + 8.930374E-02 * \text{PlatDevonshire} + 3.286982E-02 * \text{HighGrade} <> \text{Devonshire}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2007 \text{ Improvements Value} = 2007 \text{ Total Value} \text{ minus } 2007 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- \*If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2007 Land Value + Previous Improvement Value \* 1.105)
  - \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2007 Land Value + Previous Improvement Value \* 1.00).
  - \*If vacant parcels (no improvement value) only the land adjustment applies.
  - \*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
  - \*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
  - \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
  - \*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
  - \*Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.**

### ***Mobile Home Update***

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2007 \text{ Total Value} = 2007 \text{ Land Value} + \text{Previous Improvement Value} * 1.105, \text{ with results rounded down to the next } \$1,000$$

### ***Model Validation***

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 54 Annual Update Model Adjustments

**2007 Total Value = 2006 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

11.60%

<b>Plat Devonshire</b>	<b>Yes</b>
% Adjustment	-10.12%
<b>High Grade&gt;8</b>	
<b>Not Plat</b>	<b>Yes</b>
<b>Devonshire</b>	
% Adjustment	-3.95%

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, an improvement located with the plat Devonshire would *approximately* receive a 1.48% upward adjustment (11.60% -10.12%). There are 29 parcels in the population that would receive this adjustment.

Improvements with a grade greater than 8 but not located within the Devonshire plat would *approximately* receive a 7.65% upward adjustment (11.60%-3.95%). There are 742 parcels in the population that would receive this adjustment.

There are no double adjustments. This model corrects for these strata differences.

81% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

### Area 54 Summary of Neighborhood Plat Variables

<b>Plat Number</b>	<b>Plat Name</b>	<b># Sales</b>	<b># Pop</b>	<b>% of Pop</b>	<b>QSTR</b>	<b>Sub</b>	<b>Range of Building Grades</b>	<b>Range of Year Built</b>	<b>Nearest Major Roadway</b>
202100	Devonshire	29	29	100%	SW-30-21-4	21	9	2005	12 <sup>th</sup> Ave SW and SW 360 <sup>th</sup> St

## Area 54 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.981.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<=7	434	0.882	0.983	11.4%	0.969	0.997
8	431	0.877	0.978	11.5%	0.965	0.991
>=9	154	0.924	0.985	6.5%	0.967	1.002
Year Built or Year Renovated	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1941-1960	14	0.931	1.038	11.4%	0.926	1.150
1961-1970	38	0.888	0.989	11.3%	0.936	1.042
1971-1980	96	0.869	0.967	11.3%	0.939	0.995
1981-1990	495	0.885	0.978	10.6%	0.966	0.991
1991-2000	169	0.868	0.956	10.1%	0.936	0.976
>2000	207	0.922	1.008	9.4%	0.991	1.026
Condition	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Average	942	0.890	0.981	10.2%	0.972	0.989
Good	77	0.890	0.988	11.0%	0.952	1.023
Stories	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	358	0.875	0.973	11.2%	0.957	0.988
1.5	13	0.898	0.997	11.0%	0.924	1.070
2	648	0.895	0.984	9.9%	0.974	0.994
Above Grade Living Area	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<=1500	286	0.883	0.983	11.4%	0.966	1.001
1501-2000	273	0.867	0.966	11.4%	0.950	0.982
2001-2500	238	0.905	1.004	10.9%	0.987	1.020
2501-3000	119	0.880	0.964	9.6%	0.940	0.987
>3000	103	0.918	0.981	6.9%	0.958	1.004
View Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	1012	0.889	0.981	10.3%	0.972	0.989
Y	7	0.925	1.023	10.6%	0.850	1.196

## Area 54 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.981.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

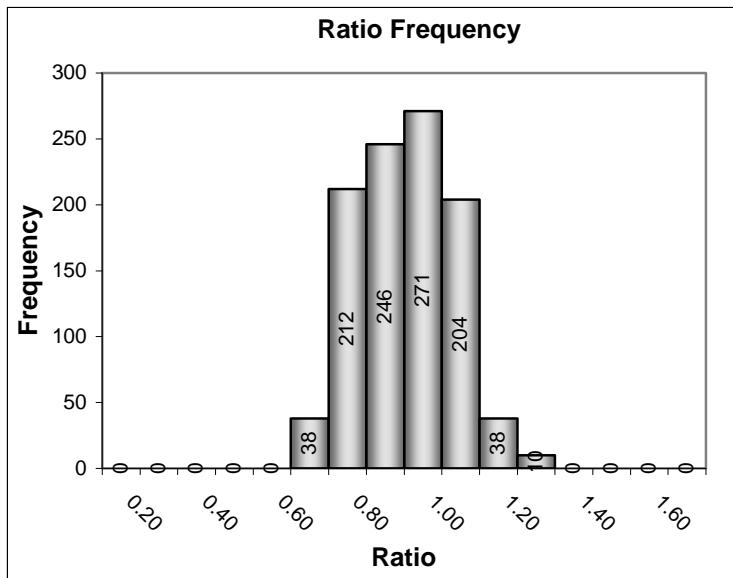
It is difficult to draw valid conclusions when the sales count is low.

Wft Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	1019	0.890	0.981	10.3%	0.973	0.990
Sub	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
21	390	0.897	0.982	9.6%	0.968	0.996
18	629	0.885	0.980	10.7%	0.970	0.991
Lot Size	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<=8000	562	0.893	0.987	10.6%	0.976	0.999
08001-12000	357	0.884	0.975	10.3%	0.962	0.989
12001-20000	71	0.907	0.989	9.0%	0.954	1.024
20001-43559	29	0.859	0.936	8.8%	0.873	0.998
Plat Devonshire Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	990	0.886	0.981	10.7%	0.972	0.989
Y	29	0.983	0.996	1.3%	0.977	1.015
HighGrade>8 Not Plat Devonshire Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	894	0.884	0.981	10.9%	0.971	0.990
Y	125	0.913	0.982	7.5%	0.961	1.003

# Annual Update Ratio Study Report (Before)

## 2006 Assessments

<b>District/Team:</b> SW / Team - 2	<b>Lien Date:</b> 01/01/2006	<b>Date of Report:</b> 03/20/2007	<b>Sales Dates:</b> 1/2004 - 12/2006
<b>Area</b> <b>Federal Way</b>	<b>Appr ID:</b> Jwei	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b> 1019 <b>Mean Assessed Value</b> 285,300 <b>Mean Sales Price</b> 320,700 <b>Standard Deviation AV</b> 79,566 <b>Standard Deviation SP</b> 94,747			
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b> 0.903 <b>Median Ratio</b> 0.905 <b>Weighted Mean Ratio</b> 0.890			
<b>UNIFORMITY</b>			
<b>Lowest ratio</b> 0.632 <b>Highest ratio:</b> 1.258 <b>Coefficient of Dispersion</b> 11.66% <b>Standard Deviation</b> 0.124 <b>Coefficient of Variation</b> 13.76% <b>Price Related Differential (PRD)</b> 1.015			
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b> Lower limit 0.890 Upper limit 0.918			
<b>95% Confidence: Mean</b> Lower limit 0.895 Upper limit 0.910			
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b> 4086 <b>B (acceptable error - in decimal)</b> 0.05 <b>S (estimated from this sample)</b> 0.124 <b>Recommended minimum:</b> 25 <b>Actual sample size:</b> 1019 <b>Conclusion:</b> OK			
<b>NORMALITY</b>			
<b>Binomial Test</b> # ratios below mean: 503 # ratios above mean: 516 Z: 0.407 <b>Conclusion:</b> Normal*			
<i>*i.e. no evidence of non-normality</i>			



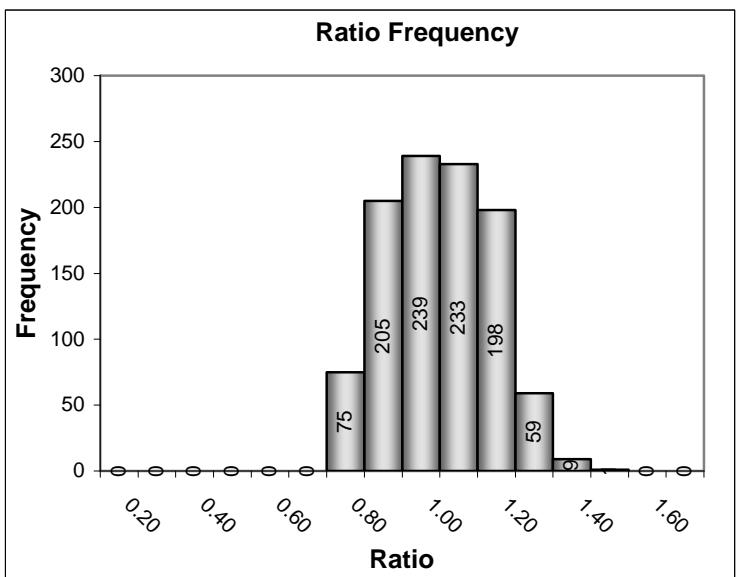
### COMMENTS:

1 to 3 Unit Residences throughout area 54

# Annual Update Ratio Study Report (After)

## 2007 Assessments

<b>District/Team:</b> SW / Team - 2	<b>Lien Date:</b> 01/01/2007	<b>Date of Report:</b> 03/20/2007	<b>Sales Dates:</b> 1/2004 - 12/2006
<b>Area</b> <b>Federal Way</b>	<b>Appr ID:</b> Jwei	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b> 1019 <b>Mean Assessed Value</b> 314,700 <b>Mean Sales Price</b> 320,700 <b>Standard Deviation AV</b> 83,089 <b>Standard Deviation SP</b> 94,747			
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b> 0.998 <b>Median Ratio</b> 0.996 <b>Weighted Mean Ratio</b> 0.981			
<b>UNIFORMITY</b>			
<b>Lowest ratio</b> 0.703 <b>Highest ratio:</b> 1.401 <b>Coefficient of Dispersion</b> 11.53% <b>Standard Deviation</b> 0.136 <b>Coefficient of Variation</b> 13.67% <b>Price Related Differential (PRD)</b> 1.017			
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b> <i>Lower limit</i> 0.982 <i>Upper limit</i> 1.009			
<b>95% Confidence: Mean</b> <i>Lower limit</i> 0.990 <i>Upper limit</i> 1.007			
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b> 4086 <b>B (acceptable error - in decimal)</b> 0.05 <b>S (estimated from this sample)</b> 0.136 <b>Recommended minimum:</b> 30 Actual sample size: 1019 <b>Conclusion:</b> OK			
<b>NORMALITY</b>			
<b>Binomial Test</b> # ratios below mean: 515 # ratios above mean: 504 Z: 0.345 <b>Conclusion:</b> <i>Normal*</i> <i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

1 to 3 Unit Residences throughout area 54

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 54**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	<b>Situs Address</b>	
018	010450	0230	8/20/04	\$197,500	860	0	7	1981	3	7432	N	N	32313 16TH AVE SW	
018	010450	0330	2/20/04	\$188,500	870	450	7	1981	3	8577	N	N	32219 16TH PL SW	
018	010450	0380	3/9/06	\$253,000	870	450	7	1981	3	7350	N	N	32119 16TH PL SW	
018	010453	0510	3/8/05	\$187,500	900	0	7	1986	3	7718	N	N	32622 16TH CT SW	
018	010453	0010	4/7/05	\$232,000	910	0	7	1986	3	7541	N	N	32432 18TH AVE SW	
018	010453	0010	3/28/06	\$284,950	910	0	7	1986	3	7541	N	N	32432 18TH AVE SW	
018	010451	0460	12/13/05	\$270,500	940	450	7	1984	3	11283	N	N	32102 12TH PL SW	
018	742800	0230	5/26/06	\$290,000	940	410	7	1989	3	6511	N	N	1708 SW 347TH PL	
018	666491	0370	6/27/06	\$302,760	960	560	7	1992	3	6173	N	N	34416 15TH CT SW	
018	010450	0290	3/7/05	\$198,500	980	0	7	1981	4	6711	N	N	1611 SW 322ND ST	
018	010450	0540	10/16/06	\$264,950	1020	0	7	1984	4	9789	N	N	1408 SW 320TH PL	
018	010453	0390	4/26/06	\$239,000	1040	0	7	1986	3	6258	N	N	1605 SW 327TH ST	
018	010450	0160	1/13/04	\$173,500	1050	0	7	1983	3	7484	N	N	1328 SW 323RD ST	
018	010450	0790	12/26/05	\$268,750	1060	360	7	1981	4	7210	N	N	32108 16TH PL SW	
018	742800	0420	9/29/06	\$309,000	1060	360	7	1989	3	5476	N	N	2022 SW 347TH PL	
018	010453	0580	3/24/04	\$187,000	1070	0	7	1987	3	5558	N	N	32617 16TH CT SW	
018	010453	0580	11/30/06	\$268,990	1070	0	7	1987	3	5558	N	N	32617 16TH CT SW	
018	010453	0310	6/7/04	\$192,000	1100	0	7	1987	3	8192	N	N	1717 SW 326TH CT	
018	010453	0270	3/21/05	\$194,950	1100	0	7	1987	3	6943	N	N	1728 SW 326TH CT	
018	010450	0460	11/3/06	\$272,888	1110	0	7	1984	4	8400	N	N	1506 SW 320TH PL	
018	010451	0200	10/6/05	\$245,000	1120	0	7	1984	3	7210	N	N	32212 13TH PL SW	
018	010450	0510	7/22/04	\$210,000	1130	390	7	1984	3	8400	N	N	1426 SW 320TH PL	
018	010450	0050	3/19/05	\$239,950	1130	0	7	1983	3	8238	N	N	32126 14TH AVE SW	
018	010450	1050	5/29/04	\$202,950	1130	0	7	1983	3	8012	N	N	32211 14TH AVE SW	
018	010450	1050	3/1/06	\$259,950	1130	0	7	1983	3	8012	N	N	32211 14TH AVE SW	
018	010450	0970	11/9/06	\$260,000	1130	530	7	1983	3	7261	N	N	32234 16TH AVE SW	
018	010451	0350	3/23/04	\$210,000	1140	360	7	1984	3	7210	N	N	32212 12TH PL SW	
018	010451	0070	10/7/05	\$279,500	1140	400	7	1984	3	7210	N	N	32219 13TH PL SW	
018	010453	0220	6/21/06	\$265,000	1140	0	7	1986	3	6974	N	N	32515 17TH AVE SW	
018	010450	0810	5/5/06	\$267,950	1160	0	7	1981	4	8106	N	N	1618 SW 322ND ST	

***Improved Sales Used in this Annual Update Analysis***  
**Area 54**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
018	010450	0870	8/9/05	\$234,500	1160	0	7	1981	3	7304	N	N	1415 SW 321ST ST
018	010451	0280	5/10/06	\$221,000	1170	300	7	1986	3	10875	N	N	32227 12TH PL SW
018	010452	0230	5/9/05	\$271,500	1170	280	7	1986	3	8493	N	N	1618 SW 324TH PL
018	010450	0610	11/9/04	\$190,000	1170	0	7	1983	3	7210	N	N	1427 SW 320TH PL
018	666491	0010	10/3/06	\$315,000	1180	570	7	1992	3	6774	N	N	34414 14TH WAY SW
018	010453	0370	7/3/04	\$203,000	1180	0	7	1987	3	6035	N	N	32700 17TH AVE SW
018	010451	0540	12/12/06	\$299,000	1190	260	7	1984	3	8107	N	N	32133 12TH AVE SW
018	010451	0590	8/22/05	\$271,000	1210	890	7	1983	3	11550	N	N	32030 13TH AVE SW
018	010454	0160	1/21/04	\$222,500	1220	400	7	1987	3	5737	N	N	32314 18TH AVE SW
018	010454	0350	4/6/06	\$286,498	1230	0	7	1987	3	6000	N	N	1912 SW 323RD ST
018	010452	0050	5/22/06	\$279,000	1250	0	7	1984	3	7247	N	N	1531 SW 325TH PL
018	010451	0560	6/2/04	\$191,000	1250	0	7	1984	3	7210	N	N	32118 13TH PL SW
018	742800	0160	6/23/04	\$228,500	1280	430	7	1988	3	7447	N	N	1725 SW 347TH PL
018	666491	0030	9/1/04	\$209,950	1290	0	7	1991	3	8773	N	N	34406 14TH WAY SW
018	666491	0390	7/14/05	\$236,000	1290	0	7	1991	3	6299	N	N	1419 SW 344TH PL
018	666491	0110	1/10/06	\$255,000	1290	0	7	1991	3	6000	N	N	1438 SW 344TH PL
018	010453	0400	9/21/05	\$229,950	1290	0	7	1986	3	5900	N	N	1545 SW 327TH ST
018	010450	0010	4/26/06	\$277,000	1300	0	7	1982	3	8928	N	N	32102 14TH AVE SW
018	010454	0110	10/3/05	\$295,740	1300	600	7	1989	3	5992	N	N	1714 SW 324TH ST
018	132140	0390	7/6/04	\$219,995	1330	0	7	1995	3	9557	N	N	637 S 331ST PL
018	132140	0390	7/22/05	\$255,000	1330	0	7	1995	3	9557	N	N	637 S 331ST PL
018	132140	0520	7/15/05	\$244,950	1330	0	7	1995	3	7200	N	N	418 S 331ST PL
018	010450	0710	1/7/05	\$229,000	1340	0	7	1981	3	8391	N	N	1516 SW 320TH CT
018	010450	0710	3/24/06	\$271,000	1340	0	7	1981	3	8391	N	N	1516 SW 320TH CT
018	010450	0890	1/9/04	\$177,000	1340	0	7	1981	3	7334	N	N	1501 SW 321ST ST
018	010455	0570	12/7/05	\$264,950	1340	0	7	1988	3	6815	N	N	32813 17TH AVE SW
018	742800	0220	4/20/05	\$260,600	1360	0	7	1989	3	7571	N	N	1704 SW 347TH PL
018	010450	0190	2/10/04	\$249,950	1370	600	7	1983	3	8680	N	N	1333 SW 323RD ST
018	010450	0190	7/22/05	\$251,700	1370	600	7	1983	3	8680	N	N	1333 SW 323RD ST
018	132140	0910	7/17/06	\$325,000	1380	0	7	1995	3	13306	N	N	515 S 331ST PL
018	010450	0260	6/21/06	\$263,900	1380	0	7	1981	3	8343	N	N	32217 16TH AVE SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 54**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
018	132140	0740	11/8/06	\$304,950	1380	0	7	1996	3	6225	N	N	214 S 330TH PL
018	010450	0360	10/12/05	\$220,000	1400	0	7	1981	4	7350	N	N	32205 16TH PL SW
018	010450	0900	8/2/06	\$280,000	1400	0	7	1981	3	7334	N	N	1511 SW 321ST ST
018	742800	0140	4/5/06	\$274,950	1400	0	7	1988	3	6736	N	N	1737 SW 347TH PL
018	010454	0760	7/20/04	\$223,000	1400	0	7	1987	3	6588	N	N	1913 SW 323RD ST
018	010454	0760	7/18/05	\$263,000	1400	0	7	1987	3	6588	N	N	1913 SW 323RD ST
018	010453	0350	4/20/05	\$249,900	1400	0	7	1987	3	6408	N	N	32703 17TH AVE SW
018	010455	0120	9/15/04	\$220,000	1420	0	7	1988	3	9223	N	N	32904 17TH AVE SW
018	010453	0320	8/2/04	\$212,000	1430	0	7	1986	3	7080	N	N	1709 SW 326TH CT
018	010453	0150	12/1/04	\$218,750	1440	0	7	1987	3	6695	N	N	1913 SW 325TH PL
018	010450	0450	11/12/04	\$203,000	1450	0	7	1981	4	9367	N	N	1514 SW 320TH PL
018	666491	0320	5/10/04	\$219,000	1450	0	7	1992	3	6799	N	N	1433 SW 344TH PL
018	010454	0530	7/21/05	\$268,000	1450	0	7	1987	3	6060	N	N	1839 SW 324TH ST
018	010450	0170	7/13/05	\$265,000	1460	0	7	1983	4	7463	N	N	1320 SW 323RD ST
018	666491	0300	7/17/06	\$288,950	1460	0	7	1992	3	7360	N	N	1445 SW 344TH PL
018	010454	0540	2/6/04	\$213,000	1460	0	7	1986	3	7276	N	N	1831 SW 324TH ST
018	010454	0020	4/25/05	\$234,000	1460	0	7	1987	3	6852	N	N	32424 18TH AVE SW
018	010454	0520	1/12/05	\$228,500	1460	0	7	1987	3	6060	N	N	1905 SW 324TH ST
018	010456	0240	10/25/06	\$378,000	1470	610	7	1989	3	6180	N	N	32730 20TH AVE SW
018	010456	0480	12/1/05	\$312,500	1490	520	7	1990	3	7320	N	N	32713 20TH AVE SW
018	010455	0390	10/19/04	\$229,000	1490	0	7	1989	3	6300	N	N	1908 SW 326TH ST
018	010454	0610	4/25/06	\$286,000	1490	0	7	1986	3	6091	N	N	32337 18TH AVE SW
018	010450	0060	12/20/04	\$225,000	1500	0	7	1983	3	9398	N	N	1328 SW 322ND CT
018	742800	0040	8/24/04	\$240,000	1510	0	7	1988	3	7622	N	N	2003 SW 347TH PL
018	010454	0770	9/14/06	\$307,150	1510	0	7	1987	3	6409	N	N	1905 SW 323RD ST
018	666491	0330	12/20/04	\$250,000	1510	0	7	1992	3	6087	N	N	34413 15TH CT SW
018	010451	0370	3/23/04	\$221,990	1520	0	7	1984	3	8107	N	N	32204 12TH PL SW
018	010450	0670	4/14/06	\$280,000	1530	0	7	1983	4	8874	N	N	1426 SW 321ST ST
018	010454	0260	9/29/05	\$318,000	1530	540	7	1986	3	6180	N	N	1720 SW 323RD ST
018	010454	0440	8/22/05	\$251,000	1540	0	7	1987	3	7199	N	N	32327 20TH AVE SW
018	742800	0030	12/20/05	\$274,950	1550	0	7	1988	3	8249	N	N	2009 SW 347TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 54**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
018	010454	0410	10/1/05	\$254,500	1580	0	7	1987	3	7231	N	N	32313 20TH PL SW
018	010452	0320	4/9/04	\$199,000	1590	0	7	1985	3	7210	N	N	1704 SW 325TH PL
018	010453	0070	12/9/04	\$230,000	1600	0	7	1985	3	6720	N	N	1912 SW 325TH PL
018	010451	0120	6/1/05	\$262,000	1610	0	7	1986	3	7210	N	N	1313 SW 323RD ST
018	666490	0070	7/13/06	\$270,500	1620	0	7	1990	3	7257	N	N	34605 14TH PL SW
018	666490	0140	6/16/04	\$240,000	1620	0	7	1990	3	6015	N	N	34647 14TH PL SW
018	666491	0080	6/8/04	\$235,850	1620	0	7	1991	3	6000	N	N	1420 SW 344TH PL
018	666491	0240	3/22/05	\$235,000	1630	0	7	1992	3	6090	N	N	34510 15TH PL SW
018	010454	0580	6/10/05	\$263,750	1630	0	7	1986	3	5095	N	N	32411 18TH AVE SW
018	010452	0150	5/11/05	\$255,000	1640	0	7	1984	4	8377	N	N	32424 16TH AVE SW
018	010455	0230	3/10/05	\$247,000	1650	0	7	1989	3	6947	N	N	32718 17TH AVE SW
018	666490	0550	8/11/05	\$265,000	1650	0	7	1991	3	6031	N	N	1205 SW 346TH ST
018	666490	0260	11/15/05	\$279,950	1650	0	7	1990	3	6000	N	N	1325 SW 347TH PL
018	666490	0040	12/18/05	\$218,000	1670	0	7	1990	3	6296	N	N	34530 14TH WAY SW
018	010454	0640	5/17/04	\$189,950	1670	0	7	1987	3	6031	N	N	32332 19TH CT SW
018	010452	0170	7/31/06	\$328,500	1690	0	7	1986	3	7237	N	N	32408 16TH AVE SW
018	010451	0420	10/4/04	\$231,500	1700	0	7	1984	3	7210	N	N	32118 12TH PL SW
018	010454	0570	2/28/06	\$304,720	1700	0	7	1986	3	5995	N	N	32403 18TH AVE SW
018	132140	0410	8/8/06	\$337,500	1710	0	7	1995	3	12635	N	N	634 S 331ST PL
018	132140	0180	11/21/05	\$295,000	1710	0	7	1995	3	8210	N	N	544 S 330TH PL
018	132140	0240	2/7/05	\$240,000	1710	0	7	1996	3	7653	N	N	520 S 328TH PL
018	132140	0260	3/25/04	\$238,000	1710	0	7	1995	3	6600	N	N	610 S 328TH PL
018	010451	0060	8/17/05	\$240,000	1720	0	7	1984	3	7210	N	N	32213 13TH PL SW
018	132140	0720	9/23/04	\$247,500	1720	0	7	1996	3	6158	N	N	226 S 330TH PL
018	132140	0450	9/28/04	\$225,000	1730	0	7	1995	3	7200	N	N	614 S 331ST PL
018	742800	0010	4/6/06	\$320,000	1730	0	7	1988	3	7093	N	N	2019 SW 347TH PL
018	132140	0220	11/14/06	\$339,950	1730	0	7	1995	3	6000	N	N	512 S 330TH PL
018	010453	0230	11/12/04	\$245,000	1730	0	7	1986	3	5665	N	N	1708 SW 326TH CT
018	010450	0580	12/6/06	\$352,000	1740	0	7	1983	3	9218	N	N	1409 SW 320TH PL
018	010456	0340	1/16/04	\$265,000	1740	580	7	1990	3	7121	N	N	32524 20TH CT SW
018	010456	0150	10/18/04	\$268,950	1740	510	7	1990	3	7002	N	N	1909 SW 328TH CT

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**Area 54**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
018	666490	0530	2/20/04	\$225,000	1740	0	7	1990	3	5500	N	N	1217 SW 346TH ST
018	010452	0090	7/17/06	\$328,000	1750	0	7	1985	3	7210	N	N	1507 SW 325TH PL
018	926910	0050	2/17/06	\$249,000	1760	0	7	1998	3	10391	N	N	33840 7TH WAY SW
018	926910	0050	10/13/06	\$292,000	1760	0	7	1998	3	10391	N	N	33840 7TH WAY SW
018	666490	0290	8/30/05	\$295,000	1770	0	7	1992	3	6086	N	N	1307 SW 347TH PL
018	666491	0400	3/12/04	\$247,450	1770	0	7	1992	3	5952	N	N	1411 SW 344TH PL
018	010452	0310	9/1/04	\$241,000	1780	0	7	1985	3	7224	N	N	1622 SW 325TH PL
018	010452	0310	5/25/06	\$284,950	1780	0	7	1985	3	7224	N	N	1622 SW 325TH PL
018	010454	0420	8/17/06	\$315,000	1800	0	7	1987	4	7199	N	N	32321 20TH PL SW
018	010454	0210	5/19/04	\$260,000	1850	0	7	1986	3	6500	N	N	1705 SW 323RD ST
018	666490	0110	5/3/04	\$223,500	1870	0	7	1990	3	6000	N	N	34629 14TH PL SW
018	666490	0380	9/3/04	\$247,000	1870	0	7	1992	3	5942	N	N	1203 SW 347TH PL
018	010456	0580	9/21/05	\$345,000	1890	0	7	1990	3	9213	N	N	1920 SW 329TH CT
018	010456	0380	11/15/06	\$335,950	1910	0	7	1990	3	9550	N	N	32513 20TH CT SW
018	010454	0030	8/11/05	\$310,000	1910	0	7	1987	3	8783	N	N	32416 18TH AVE SW
018	010456	0060	6/15/04	\$256,000	1910	0	7	1991	3	6392	N	N	32836 19TH AVE SW
018	666490	0230	4/10/06	\$325,000	1920	0	7	1990	3	6243	N	N	34718 14TH PL SW
018	010456	0410	5/25/05	\$272,000	1940	0	7	1990	3	8603	N	N	32603 20TH AVE SW
018	010456	0410	9/26/06	\$359,950	1940	0	7	1990	3	8603	N	N	32603 20TH AVE SW
018	010456	0510	2/6/06	\$285,000	1940	0	7	1990	3	7320	N	N	32731 20TH AVE SW
018	010455	0320	2/8/06	\$313,000	1940	0	7	1989	3	6900	N	N	32602 18TH PL SW
018	666490	0020	7/29/05	\$307,500	1940	0	7	1990	3	6300	N	N	1210 SW 346TH ST
018	666490	0540	1/10/06	\$317,000	1940	0	7	1991	3	5500	N	N	1211 SW 346TH ST
018	010456	0130	5/24/05	\$289,950	1960	0	7	1989	3	7534	N	N	1914 SW 328TH CT
018	010455	0560	9/26/06	\$300,000	1960	0	7	1988	3	6432	N	N	32807 17TH AVE SW
018	010455	0680	11/28/06	\$342,500	1970	0	7	1988	3	7092	N	N	32929 17TH AVE SW
018	666490	0390	10/5/04	\$259,000	1970	0	7	1992	3	6535	N	N	1207 SW 347TH PL
018	010455	0130	10/26/05	\$309,950	1970	0	7	1989	3	6489	N	N	32912 16TH PL SW
018	666490	0280	5/16/06	\$360,500	1970	0	7	1992	3	6000	N	N	1313 SW 347TH PL
018	010456	0260	9/6/05	\$279,000	1980	0	7	1990	3	6180	N	N	32718 20TH AVE SW
018	666491	0140	3/23/05	\$266,500	1980	0	7	1991	3	6000	N	N	34331 15TH PL SW

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**Area 54**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
018	926910	0040	4/27/06	\$450,000	1990	780	7	1999	3	10550	N	N	33836 7TH WAY SW
018	010455	0820	12/14/05	\$297,000	1990	0	7	1989	3	6500	N	N	32610 19TH PL SW
018	010455	0370	5/24/06	\$353,500	1990	0	7	1989	3	6300	N	N	1842 SW 326TH ST
018	010455	0260	7/20/04	\$248,000	1990	0	7	1989	3	6247	N	N	32719 17TH AVE SW
018	010454	0450	2/10/04	\$233,500	2020	0	7	1987	3	7199	N	N	32345 20TH PL SW
018	010456	0370	6/26/06	\$337,500	2040	0	7	1990	3	7084	N	N	32512 20TH CT SW
018	010455	0630	5/27/04	\$268,000	2060	0	7	1989	3	6730	N	N	32849 17TH AVE SW
018	010455	0630	7/18/05	\$315,000	2060	0	7	1989	3	6730	N	N	32849 17TH AVE SW
018	010456	0120	5/19/05	\$300,000	2140	0	7	1990	3	8100	N	N	1910 SW 328TH CT
018	132140	0090	3/10/06	\$362,000	2180	0	7	1995	3	7200	N	N	547 S 330TH PL
018	132140	0800	3/25/04	\$285,000	2230	0	7	1995	3	10087	N	N	403 S 330TH PL
018	132140	0800	3/22/06	\$351,000	2230	0	7	1995	3	10087	N	N	403 S 330TH PL
018	132140	0660	9/9/05	\$338,810	2230	0	7	1995	3	7719	N	N	33009 4TH PL S
018	132140	0640	6/18/04	\$290,000	2230	0	7	1996	3	7673	N	N	33021 4TH PL S
018	132140	0940	10/27/05	\$343,000	2230	0	7	1996	3	6928	N	N	33020 4TH PL S
018	132140	0880	1/9/06	\$355,000	2230	0	7	1995	3	6268	N	N	32817 6TH PL S
018	132140	0300	7/14/06	\$371,000	2260	0	7	1995	3	7580	N	N	32806 6TH PL S
018	010456	0170	9/10/04	\$285,950	2370	0	7	1989	3	7578	N	N	1902 SW 329TH PL
018	010456	0170	10/12/06	\$374,000	2370	0	7	1989	3	7578	N	N	1902 SW 329TH PL
018	010456	0030	8/23/04	\$280,000	2370	0	7	1989	3	6735	N	N	32854 19TH AVE SW
018	010456	0520	3/22/06	\$360,000	2430	0	7	1990	3	7320	N	N	32805 20TH AVE SW
018	010456	0330	6/15/04	\$272,000	2450	0	7	1990	3	7655	N	N	32622 20TH AVE SW
018	276230	0110	2/25/04	\$210,000	770	840	8	1976	4	9600	N	N	34617 4TH PL S
018	276230	0160	5/1/05	\$245,000	810	600	8	1976	3	11200	N	N	34723 4TH PL S
018	926493	0060	1/6/04	\$225,000	1070	420	8	1986	3	8207	N	N	32032 11TH AVE SW
018	926490	0430	10/24/05	\$296,000	1130	1090	8	1981	3	12500	N	N	32019 5TH AVE SW
018	926490	1940	6/16/06	\$349,000	1140	490	8	1978	3	7700	N	N	239 SW 325TH PL
018	926490	0300	9/16/05	\$224,000	1150	520	8	1979	4	19550	N	N	32022 3RD AVE SW
018	926490	1790	12/27/06	\$225,000	1230	400	8	1979	3	9072	N	N	32520 2ND AVE SW
018	926490	0240	8/17/06	\$300,000	1240	290	8	1979	3	10350	N	N	32019 2ND AVE SW
018	926490	0260	8/26/05	\$299,950	1240	470	8	1978	3	8400	N	N	32031 2ND AVE SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 54**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
018	926491	1340	4/25/06	\$320,000	1250	420	8	1986	3	7070	N	N	32725 2ND AVE SW
018	926490	1750	4/24/06	\$274,950	1280	490	8	1978	3	7875	N	N	32205 2ND AVE SW
018	926490	1750	7/3/06	\$325,000	1280	490	8	1978	3	7875	N	N	32205 2ND AVE SW
018	926490	0030	2/24/05	\$271,500	1280	700	8	1978	3	7700	N	N	32416 2ND AVE SW
018	926490	0820	3/11/05	\$277,000	1290	670	8	1979	3	9900	N	N	506 SW 324TH ST
018	926490	0820	11/22/05	\$300,000	1290	670	8	1979	3	9900	N	N	506 SW 324TH ST
018	926490	0550	5/18/05	\$265,000	1300	520	8	1979	3	9200	N	N	528 SW 320TH PL
018	926490	0860	6/21/04	\$244,950	1300	540	8	1979	3	9000	N	N	513 SW 324TH ST
018	276230	0140	2/28/06	\$315,000	1300	720	8	1976	3	7975	N	N	34711 4TH PL S
018	926490	1130	1/10/06	\$284,000	1300	600	8	1983	3	7600	N	N	513 SW 321ST ST
018	010457	0230	2/17/04	\$205,950	1300	0	8	1992	3	6273	N	N	1623 SW 331ST PL
018	926490	0650	6/10/04	\$284,000	1310	880	8	1979	3	9900	N	N	614 SW 321ST ST
018	926492	0490	5/11/04	\$240,000	1310	360	8	1986	3	8225	N	N	32206 8TH AVE SW
018	926490	1670	8/4/04	\$247,000	1330	330	8	1978	3	8190	N	N	32317 2ND AVE SW
018	926490	0590	7/27/05	\$304,950	1340	1000	8	1979	3	9900	N	N	621 SW 320TH PL
018	926490	1360	1/6/05	\$254,950	1340	600	8	1979	3	7500	N	N	422 SW 322ND ST
018	926491	1070	9/29/06	\$317,000	1360	400	8	1984	3	11136	N	N	332 SW 328TH ST
018	926490	1300	4/4/06	\$290,000	1360	500	8	1979	3	8568	N	N	316 SW 322ND ST
018	926490	0370	11/15/04	\$271,500	1380	680	8	1983	3	15600	N	N	32021 4TH AVE SW
018	926490	0360	6/30/05	\$281,500	1390	630	8	1984	3	15400	N	N	32020 4TH AVE SW
018	926491	0380	9/22/06	\$358,950	1390	670	8	1986	3	8588	N	N	32425 2ND PL SW
018	926491	0230	11/18/05	\$380,000	1400	1400	8	1986	3	10692	N	N	200 SW 327TH PL
018	926493	0960	6/8/04	\$269,000	1410	500	8	1988	4	21019	N	N	1120 SW 320TH PL
018	926493	0960	12/6/05	\$370,000	1410	500	8	1988	4	21019	N	N	1120 SW 320TH PL
018	926490	1280	4/6/04	\$249,950	1430	710	8	1979	4	7770	N	N	300 SW 322ND ST
018	926490	0410	7/12/04	\$269,000	1440	500	8	1979	3	11000	N	N	32026 5TH AVE SW
018	926490	1180	12/28/04	\$271,950	1440	600	8	1979	3	7420	N	N	403 SW 321ST ST
018	926491	0040	4/5/05	\$311,000	1460	500	8	1981	4	7384	N	N	32706 6TH AVE SW
018	926490	1060	3/25/05	\$265,000	1460	780	8	1980	3	8625	N	N	413 SW 322ND ST
018	132190	0160	5/7/04	\$232,000	1460	0	8	1994	3	6954	N	N	32418 7TH AVE SW
018	926490	0930	6/20/05	\$296,000	1490	1280	8	1978	3	9800	N	N	306 SW 325TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 54**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
018	926490	1410	9/8/05	\$315,000	1490	850	8	1978	3	7350	N	N	32218 3RD AVE SW
018	926492	0080	9/23/04	\$310,000	1500	1400	8	1986	3	8120	N	N	32232 7TH AVE SW
018	926492	0080	4/19/05	\$339,950	1500	1400	8	1986	3	8120	N	N	32232 7TH AVE SW
018	010457	0380	8/10/05	\$277,000	1500	0	8	1994	3	6489	N	N	32918 16TH PL SW
018	010457	0200	2/16/06	\$278,000	1500	0	8	1992	3	6180	N	N	1705 SW 331ST PL
018	010457	0300	9/26/06	\$320,000	1500	0	8	1994	3	6000	N	N	33038 16TH PL SW
018	926490	1080	4/24/06	\$282,000	1510	0	8	1979	3	8249	N	N	425 SW 322ND ST
018	010457	0590	1/31/05	\$240,000	1510	0	8	1993	3	6300	N	N	1626 SW 331ST PL
018	926492	0860	5/20/05	\$264,900	1520	0	8	1983	3	11865	N	N	32606 7TH AVE SW
018	926493	0370	9/3/04	\$313,000	1530	570	8	1986	3	8496	N	N	1071 SW 325TH CT
018	926491	0850	6/22/06	\$435,000	1530	1280	8	1986	3	8140	N	N	32701 6TH AVE SW
018	926490	2300	12/1/06	\$294,550	1530	0	8	1979	3	7770	N	N	32307 6TH AVE SW
018	926491	0920	9/27/04	\$254,950	1530	0	8	1980	3	7350	N	N	501 SW 327TH PL
018	926491	0970	11/24/04	\$269,750	1530	580	8	1980	3	7350	N	N	329 SW 327TH PL
018	926491	1030	3/27/06	\$300,000	1550	0	8	1979	3	7490	N	N	314 SW 328TH ST
018	926491	1570	10/24/05	\$380,000	1550	800	8	1980	3	7208	N	N	32734 3RD AVE SW
018	926491	0130	3/16/04	\$267,000	1560	600	8	1980	4	8400	N	N	32714 5TH AVE SW
018	926491	1460	8/1/06	\$365,950	1560	670	8	1980	3	8550	N	N	32825 3RD AVE SW
018	926490	2090	6/4/04	\$265,000	1560	770	8	1978	3	7840	N	N	502 SW 326TH ST
018	926490	2090	5/11/06	\$375,000	1560	770	8	1978	3	7840	N	N	502 SW 326TH ST
018	926491	0840	6/15/06	\$390,000	1560	1500	8	1980	3	7700	N	N	32707 6TH AVE SW
018	926490	1720	8/18/04	\$252,900	1570	0	8	1978	3	7350	N	N	32223 2ND AVE SW
018	926492	1010	4/13/04	\$241,000	1580	0	8	1983	3	7000	N	N	32532 8TH AVE SW
018	926490	1190	5/27/04	\$234,100	1590	0	8	1979	3	8400	N	N	325 SW 321ST ST
018	926491	1020	3/10/06	\$316,001	1590	360	8	1979	3	8288	N	N	308 SW 328TH ST
018	926492	0640	9/18/05	\$348,950	1600	0	8	1986	3	7891	N	N	32327 8TH AVE SW
018	926490	1440	9/26/05	\$285,950	1610	0	8	1978	3	8025	N	N	32236 3RD AVE SW
018	926491	1360	7/21/06	\$349,950	1610	0	8	1985	3	7560	N	N	32739 2ND AVE SW
018	926490	2020	7/10/06	\$364,500	1620	390	8	1978	4	8547	N	N	530 SW 326TH ST
018	926490	1920	7/6/05	\$289,500	1620	450	8	1978	3	8165	N	N	229 SW 325TH PL
018	926490	1590	5/2/06	\$345,000	1620	600	8	1978	3	7280	N	N	209 SW 324TH CT

***Improved Sales Used in this Annual Update Analysis***  
**Area 54**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
018	926493	0600	7/22/04	\$300,950	1640	520	8	1986	3	8309	N	N	32204 11TH PL SW
018	926492	0600	12/5/06	\$350,950	1640	0	8	1983	3	7831	N	N	32251 8TH AVE SW
018	926491	0110	2/17/05	\$275,000	1640	420	8	1980	3	7752	N	N	32706 5TH AVE SW
018	926491	1310	7/11/05	\$319,600	1640	0	8	1980	3	7350	N	N	32732 6TH AVE SW
018	926491	0680	6/16/06	\$339,950	1650	0	8	1984	3	8800	N	N	32930 6TH AVE SW
018	926493	0020	12/12/05	\$350,000	1650	820	8	1987	3	7700	N	N	32008 11TH AVE SW
018	926490	0760	7/22/05	\$285,000	1660	0	8	1979	3	8025	N	N	32318 6TH AVE SW
018	926490	1680	3/28/06	\$262,000	1660	0	8	1979	3	7350	N	N	32309 2ND AVE SW
018	926491	0900	4/15/05	\$284,900	1690	400	8	1982	3	7350	N	N	517 SW 327TH PL
018	926493	0120	1/21/04	\$244,950	1730	0	8	1986	3	7700	N	N	32204 11TH AVE SW
018	926493	0120	11/3/05	\$300,000	1730	0	8	1986	3	7700	N	N	32204 11TH AVE SW
018	926492	0400	6/27/06	\$369,950	1730	720	8	1984	3	6298	N	N	32247 7TH PL SW
018	926493	0940	7/19/06	\$335,000	1740	0	8	1987	3	9790	N	N	1132 SW 320TH PL
018	276230	0040	12/1/05	\$290,750	1740	0	8	1976	3	9750	N	N	34702 4TH PL S
018	010457	0170	6/3/04	\$247,000	1740	0	8	1992	3	6180	N	N	1801 SW 331ST PL
018	010457	0170	8/4/05	\$285,300	1740	0	8	1992	3	6180	N	N	1801 SW 331ST PL
018	926492	0310	12/5/05	\$262,000	1760	0	8	1983	3	11956	N	N	32204 7TH PL SW
018	010457	0370	2/8/06	\$314,000	1770	0	8	1993	3	6489	N	N	32924 16TH PL SW
018	926490	1840	4/27/05	\$261,000	1780	0	8	1978	4	7400	N	N	205 SW 325TH PL
018	926490	1600	10/6/04	\$281,400	1780	1130	8	1978	3	7500	N	N	215 SW 324TH CT
018	926492	1050	6/2/05	\$285,000	1790	0	8	1983	3	10683	N	N	32428 8TH AVE SW
018	926493	0280	2/17/04	\$300,000	1790	1770	8	1985	3	7700	N	N	32412 11TH AVE SW
018	926493	0280	10/25/05	\$369,999	1790	1770	8	1985	3	7700	N	N	32412 11TH AVE SW
018	926493	0030	9/13/06	\$396,300	1790	0	8	1986	3	7698	N	N	32014 11TH AVE SW
018	926491	0270	4/23/04	\$365,000	1800	1200	8	1986	4	7700	N	N	32738 2ND AVE SW
018	010457	0330	7/15/05	\$297,600	1830	0	8	1994	3	9182	N	N	33020 16TH PL SW
018	010457	0360	12/5/05	\$252,000	1830	0	8	1994	3	6184	N	N	33002 16TH PL SW
018	926492	1060	4/30/06	\$349,900	1840	0	8	1983	3	11331	N	N	32420 8TH AVE SW
018	132170	0570	7/27/05	\$304,990	1840	0	8	1990	3	9595	N	N	34407 8TH CT SW
018	132170	0670	5/20/04	\$253,000	1840	0	8	1989	3	8050	N	N	34450 8TH AVE SW
018	926492	0510	8/9/05	\$279,990	1850	0	8	1986	3	13783	N	N	32201 8TH AVE SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 54**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
018	926493	0200	9/10/04	\$279,000	1850	620	8	1985	3	7786	N	N	32308 11TH AVE SW
018	926493	0190	5/23/05	\$329,950	1860	0	8	1985	3	7645	N	N	32302 11TH AVE SW
018	926493	0220	5/10/04	\$259,950	1870	0	8	1986	4	7796	N	N	32320 11TH AVE SW
018	132171	0360	7/11/05	\$294,950	1870	0	8	1990	3	8972	N	N	34470 9TH AVE SW
018	132170	0370	11/24/04	\$285,000	1880	0	8	1989	3	9342	N	N	853 SW 345TH PL
018	010457	0630	10/21/04	\$275,000	1890	0	8	1992	3	6866	N	N	1716 SW 331ST PL
018	010457	0630	9/12/06	\$365,000	1890	0	8	1992	3	6866	N	N	1716 SW 331ST PL
018	132173	0370	9/6/06	\$361,500	1900	0	8	1991	3	9441	N	N	34629 11TH CT SW
018	010457	0780	11/15/05	\$327,950	1900	0	8	1992	3	7685	N	N	33032 20TH AVE SW
018	010457	0780	12/1/06	\$360,000	1900	0	8	1992	3	7685	N	N	33032 20TH AVE SW
018	926494	0810	7/11/06	\$360,000	1900	0	8	1987	3	7350	N	N	1229 SW 326TH PL
018	926492	0590	6/23/05	\$280,000	1910	1270	8	1984	3	7819	N	N	32245 8TH AVE SW
018	926492	0590	6/28/06	\$429,300	1910	1270	8	1984	3	7819	N	N	32245 8TH AVE SW
018	926491	1380	11/3/06	\$336,500	1910	0	8	1982	3	7467	N	N	32813 2ND AVE SW
018	010457	0500	6/14/05	\$299,999	1910	0	8	1993	3	6330	N	N	33010 17TH CT SW
018	132173	0560	9/1/06	\$385,000	1920	0	8	1992	3	10777	N	N	912 SW 346TH CT
018	010457	0090	3/14/05	\$264,000	1930	0	8	1993	3	6369	N	N	1921 SW 331ST PL
018	683782	0290	7/7/05	\$349,900	1950	0	8	1990	3	7922	N	N	807 SW 328TH CT
018	926491	0710	2/15/05	\$267,450	1950	0	8	1984	3	7881	N	N	32919 6TH AVE SW
018	926494	0990	9/26/05	\$308,000	1950	0	8	1987	3	7803	N	N	32820 12TH AVE SW
018	926492	1080	1/11/05	\$275,000	1970	0	8	1985	3	9180	N	N	32332 8TH AVE SW
018	926491	1130	5/17/05	\$327,000	1970	1430	8	1979	3	7140	N	N	418 SW 329TH ST
018	132173	0830	5/16/06	\$410,000	1990	0	8	1991	3	21500	N	N	34633 8TH AVE SW
018	926491	0740	11/15/04	\$300,000	1990	400	8	1984	3	7920	N	N	32901 6TH AVE SW
018	926493	0590	5/12/05	\$344,950	2000	500	8	1986	3	9133	N	N	32205 11TH AVE SW
018	132173	0440	9/19/05	\$365,350	2010	0	8	1991	3	8319	N	N	34620 11TH CT SW
018	926495	0080	8/29/06	\$359,950	2010	0	8	1987	3	7218	N	N	1221 SW 330TH PL
018	926493	0620	8/29/05	\$292,000	2020	0	8	1988	3	9507	N	N	32218 11TH PL SW
018	189545	0260	3/30/04	\$277,400	2020	0	8	2003	3	8779	N	N	34445 16TH AVE SW
018	132170	0660	9/24/04	\$283,000	2020	0	8	1989	3	8089	N	N	34444 8TH AVE SW
018	132171	0110	8/16/04	\$250,000	2020	0	8	1990	3	7875	N	N	34449 10TH AVE SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 54**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
018	132171	0140	7/24/04	\$275,000	2020	0	8	1990	3	7875	N	N	34427 10TH AVE SW
018	132171	0140	4/7/05	\$295,950	2020	0	8	1990	3	7875	N	N	34427 10TH AVE SW
018	926490	0630	2/24/05	\$242,000	2020	0	8	1979	3	7500	N	N	602 SW 321ST ST
018	926494	0570	4/16/04	\$325,000	2030	820	8	1988	3	7700	N	N	32617 13TH AVE SW
018	132170	0520	11/16/06	\$395,000	2030	0	8	1990	3	7555	N	N	34433 8TH AVE SW
018	926494	0950	8/10/05	\$320,000	2040	0	8	1987	3	7339	N	N	32821 11TH AVE SW
018	010457	0040	7/7/04	\$257,000	2040	0	8	1991	3	7201	N	N	33027 20TH PL SW
018	010457	0660	5/4/05	\$290,000	2040	0	8	1994	3	5948	N	N	32925 18TH AVE SW
018	926491	0160	10/16/06	\$394,950	2050	0	8	1980	4	7350	N	N	400 SW 327TH PL
018	132170	0740	4/18/06	\$365,000	2050	0	8	1989	3	7490	N	N	34522 8TH AVE SW
018	926495	0030	2/27/04	\$270,000	2060	0	8	1988	3	8354	N	N	1220 SW 330TH PL
018	926495	0170	4/21/04	\$358,000	2060	1280	8	1989	3	7770	N	N	33013 11TH AVE SW
018	132170	0460	9/27/04	\$286,000	2060	0	8	1989	3	7528	N	N	830 SW 345TH ST
018	132170	0460	12/5/06	\$387,000	2060	0	8	1989	3	7528	N	N	830 SW 345TH ST
018	189545	0110	3/19/04	\$284,900	2060	0	8	2004	3	7299	N	N	1964 SW 345TH PL
018	189545	0130	7/19/04	\$299,500	2060	0	8	2004	3	7299	N	N	1848 SW 345TH PL
018	189545	0130	10/26/05	\$389,000	2060	0	8	2004	3	7299	N	N	1848 SW 345TH PL
018	189545	0180	10/11/04	\$300,500	2060	0	8	2004	3	7294	N	N	1776 SW 345TH PL
018	189545	0220	10/8/04	\$300,500	2060	0	8	2004	3	7294	N	N	1736 SW 345TH PL
018	010457	0010	8/18/06	\$341,000	2060	0	8	1991	3	7200	N	N	33009 20TH PL SW
018	132171	0320	3/25/05	\$290,000	2070	0	8	1990	3	8543	N	N	34446 9TH AVE SW
018	926493	0870	6/22/05	\$315,000	2070	0	8	1987	3	8515	N	N	32027 11TH AVE SW
018	926492	0280	3/15/06	\$260,000	2070	0	8	1983	3	7980	N	N	32218 7TH PL SW
018	926495	0180	8/3/06	\$443,900	2070	1280	8	1988	3	7875	N	N	33007 11TH AVE SW
018	926494	0540	5/11/04	\$270,000	2070	0	8	1987	3	7700	N	N	32533 13TH AVE SW
018	926493	0250	11/15/04	\$307,950	2070	0	8	1986	3	7700	N	N	32338 11TH AVE SW
018	640370	0330	12/21/04	\$274,604	2075	0	8	2004	3	5098	N	N	34304 13TH CT SW
018	640370	0450	2/22/05	\$290,948	2075	0	8	2004	3	5000	N	N	34232 13TH PL SW
018	926493	0840	3/14/05	\$329,000	2080	0	8	1985	4	8345	N	N	32109 11TH AVE SW
018	926491	0390	9/21/05	\$349,950	2080	0	8	1986	3	10292	N	N	32919 2ND PL SW
018	640370	0110	5/10/05	\$302,648	2083	0	8	2005	3	6369	N	N	34209 13TH PL SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 54**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
018	640370	0110	3/28/06	\$365,000	2083	0	8	2005	3	6369	N	N	34209 13TH PL SW
018	189545	0290	1/12/04	\$254,800	2090	0	8	2003	3	7784	N	N	1715 SW 344TH PL
018	132171	0170	7/21/06	\$393,900	2090	0	8	1990	3	7541	N	N	932 SW 344TH PL
018	926494	0680	5/18/05	\$325,000	2090	0	8	1987	3	7424	N	N	32814 13TH AVE SW
018	640370	0340	12/14/04	\$259,950	2093	0	8	2004	3	6777	N	N	34308 13TH CT SW
018	640370	0120	5/26/05	\$315,670	2093	0	8	2005	3	5559	N	N	34207 13TH PL SW
018	640370	0490	1/12/05	\$259,950	2093	0	8	2004	3	5000	N	N	34314 13TH CT SW
018	926493	0650	11/22/05	\$340,000	2100	0	8	1986	3	8660	N	N	32236 11TH PL SW
018	926493	0920	6/23/06	\$375,000	2110	0	8	1986	3	11850	N	N	1140 SW 320TH PL
018	640370	0150	5/25/05	\$322,235	2115	0	8	2005	3	5402	N	N	34117 13TH PL SW
018	132170	0310	4/6/04	\$279,950	2120	0	8	1989	3	9666	N	N	34531 8TH AVE SW
018	132171	0440	12/12/05	\$329,950	2120	0	8	1990	3	7295	N	N	911 SW 344TH PL
018	640370	0070	4/5/05	\$290,495	2125	0	8	2005	3	6270	N	N	34223 13TH PL SW
018	640370	0180	8/11/05	\$335,523	2129	0	8	2005	3	5239	N	N	34105 13TH PL SW
018	926492	0950	2/3/05	\$324,950	2130	510	8	1983	3	9360	N	N	720 SW 327TH ST
018	640370	0360	12/14/04	\$284,649	2133	0	8	2004	3	4532	Y	N	34311 13TH CT SW
018	640370	0260	5/9/05	\$349,950	2139	0	8	2004	3	4728	N	N	1212 SW 342ND PL
018	926494	0430	7/22/05	\$355,000	2150	0	8	1987	3	10566	N	N	1112 SW 326TH PL
018	189545	0370	7/22/04	\$330,000	2150	0	8	2003	3	7789	N	N	1797 SW 344TH PL
018	189546	0380	4/5/05	\$339,700	2150	0	8	2005	3	7295	N	N	1822 SW 346TH PL
018	132173	0460	8/24/04	\$292,000	2150	0	8	1991	3	7080	N	N	1014 SW 347TH ST
018	189546	0040	6/24/05	\$318,700	2151	0	8	2005	3	8100	N	N	1909 SW 346TH PL
018	189546	0280	3/16/05	\$329,900	2152	0	8	2005	3	7208	N	N	1721 SW 345TH ST
018	926491	0560	8/31/05	\$360,000	2170	0	8	1986	3	9000	N	N	32905 4TH AVE SW
018	132190	0010	10/4/05	\$364,950	2170	0	8	1993	3	8050	N	N	717 SW 323RD ST
018	189545	0060	2/24/04	\$299,500	2170	0	8	2004	3	7336	N	N	34442 20TH AVE SW
018	189545	0060	7/26/06	\$430,000	2170	0	8	2004	3	7336	N	N	34442 20TH AVE SW
018	132173	0800	9/1/05	\$346,500	2180	0	8	1993	3	7212	N	N	34642 9TH CT SW
018	926491	1140	7/16/04	\$255,000	2180	0	8	1979	3	7140	N	N	500 SW 329TH ST
018	926491	0720	12/27/04	\$297,500	2190	0	8	1984	3	8732	N	N	32913 6TH AVE SW
018	926493	0900	6/16/04	\$309,950	2190	0	8	1986	3	8452	N	N	1133 SW 320TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 54**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
018	926493	0900	10/27/06	\$367,000	2190	0	8	1986	3	8452	N	N	1133 SW 320TH PL
018	189545	0340	7/27/04	\$309,400	2190	0	8	2004	3	8206	N	N	1763 SW 344TH PL
018	189545	0170	9/22/04	\$318,400	2190	0	8	2004	3	7707	N	N	1788 SW 345TH PL
018	189545	0170	12/1/05	\$399,000	2190	0	8	2004	3	7707	N	N	1788 SW 345TH PL
018	189545	0310	5/21/04	\$296,600	2190	0	8	2004	3	7394	N	N	1737 SW 344TH PL
018	189545	0330	9/15/04	\$317,400	2190	0	8	2004	3	7379	N	N	1751 SW 344TH PL
018	189545	0350	8/5/04	\$317,400	2190	0	8	2004	3	7364	N	N	1777 SW 344TH PL
018	189545	0050	7/26/04	\$309,900	2190	0	8	2004	3	7336	N	N	34434 20TH AVE SW
018	189545	0120	5/4/04	\$308,900	2190	0	8	2004	3	7299	N	N	1852 SW 345TH PL
018	189545	0140	7/26/04	\$317,700	2190	0	8	2004	3	7299	N	N	1836 SW 345TH PL
018	189545	0200	3/24/04	\$317,000	2190	0	8	2003	3	7294	N	N	1752 SW 345TH PL
018	926494	0410	3/22/06	\$375,000	2210	0	8	1988	3	8736	N	N	1134 SW 326TH PL
018	132173	0790	6/14/04	\$275,000	2230	0	8	1992	3	7579	N	N	34636 9TH CT SW
018	189546	0050	4/12/05	\$308,000	2240	0	8	2005	3	9000	N	N	1827 SW 346TH PL
018	189546	0070	5/31/05	\$332,800	2240	0	8	2005	3	9000	N	N	1817 SW 346TH PL
018	189546	0030	4/25/05	\$348,900	2240	0	8	2005	3	9000	N	N	1913 SW 346TH PL
018	189546	0200	6/27/05	\$339,980	2240	0	8	2005	3	8050	N	N	34502 16TH AVE SW
018	189546	0320	6/15/05	\$348,690	2240	0	8	2005	3	7202	N	N	1763 SW 345TH ST
018	189546	0360	1/24/06	\$389,900	2246	0	8	2005	3	7216	N	N	1971 SW 345TH PL
018	189545	0300	1/23/04	\$281,200	2250	0	8	2003	3	8239	N	N	1723 SW 344TH PL
018	189545	0190	2/9/04	\$302,547	2250	0	8	2003	3	8120	N	N	1764 SW 345TH PL
018	926490	1890	3/7/06	\$299,950	2250	0	8	1978	3	7952	N	N	32509 2ND PL SW
018	189545	0070	8/3/04	\$311,400	2250	0	8	2004	3	7336	N	N	34456 20TH AVE SW
018	189546	0100	9/27/05	\$332,800	2251	0	8	2005	3	9615	N	N	1735 SW 346TH PL
018	189546	0100	4/17/06	\$414,000	2251	0	8	2005	3	9615	N	N	1735 SW 346TH PL
018	189546	0130	1/17/06	\$355,900	2251	0	8	2005	3	9075	N	N	1721 SW 346TH PL
018	189546	0110	11/14/05	\$357,500	2251	0	8	2005	3	9075	N	N	1731 SW 346TH PL
018	189546	0130	3/30/06	\$414,000	2251	0	8	2005	3	9075	N	N	1721 SW 346TH PL
018	189546	0010	8/24/05	\$355,126	2251	0	8	2005	3	8117	N	N	1923 SW 346TH PL
018	189546	0060	9/14/05	\$347,000	2251	0	8	2005	3	8100	N	N	1823 SW 346TH PL
018	189546	0400	10/5/05	\$353,400	2251	0	8	2005	3	7278	N	N	1834 SW 346TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 54**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
018	926493	0320	12/6/05	\$371,000	2260	0	8	1986	3	9264	N	N	1076 SW 325TH CT
018	189545	0320	1/23/04	\$285,200	2260	0	8	2003	3	8222	N	N	1745 SW 344TH PL
018	189545	0230	6/15/04	\$307,400	2260	0	8	2004	3	8120	N	N	1724 SW 345TH PL
018	189545	0250	3/8/04	\$290,200	2260	0	8	2003	3	8042	N	N	34457 16TH AVE SW
018	189545	0040	4/30/04	\$297,500	2260	0	8	2004	3	7454	N	N	34426 20TH AVE SW
018	132173	0510	1/25/05	\$265,000	2260	0	8	1991	3	7272	N	N	34614 10TH PL SW
018	189545	0270	3/10/04	\$291,400	2270	0	8	2003	3	8779	N	N	34433 16TH AVE SW
018	926494	0460	9/16/05	\$280,000	2270	0	8	1987	3	8036	N	N	1073 SW 326TH ST
018	926494	0460	12/22/05	\$350,000	2270	0	8	1987	3	8036	N	N	1073 SW 326TH ST
018	132173	0280	5/25/05	\$349,950	2290	0	8	1995	3	8636	N	N	945 SW 347TH ST
018	926490	0810	12/21/05	\$373,000	2300	0	8	1979	3	8470	N	N	510 SW 324TH ST
018	926494	0390	5/11/05	\$349,900	2310	0	8	1987	3	11090	N	N	1204 SW 326TH PL
018	926491	0190	2/23/05	\$315,000	2310	0	8	1984	3	7350	N	N	224 SW 327TH PL
018	189545	0020	1/20/04	\$300,000	2320	0	8	2003	3	8542	N	N	1975 SW 344TH PL
018	926493	0300	10/25/05	\$395,000	2320	0	8	1985	3	7937	N	N	32424 11TH AVE SW
018	926494	0910	11/9/05	\$288,850	2320	0	8	1989	3	7782	N	N	32627 11TH AVE SW
018	189546	0090	12/20/05	\$359,500	2325	0	8	2005	3	9317	N	N	1807 SW 346TH PL
018	189546	0340	7/8/05	\$376,500	2325	0	8	2005	3	7204	N	N	1789 SW 345TH PL
018	189546	0180	11/23/05	\$384,900	2325	0	8	2005	3	7202	N	N	34512 16TH AVE SW
018	926491	0890	7/10/06	\$373,100	2330	0	8	1986	3	7875	N	N	32724 6TH AVE SW
018	189545	0150	5/26/04	\$299,500	2330	0	8	2004	3	7483	N	N	1824 SW 345TH PL
018	189545	0150	10/5/06	\$460,000	2330	0	8	2004	3	7483	N	N	1824 SW 345TH PL
018	189546	0300	8/29/05	\$360,700	2336	0	8	2005	3	7201	N	N	1747 SW 347TH PL
018	926493	0790	5/25/05	\$361,500	2340	0	8	1986	3	13041	N	N	1124 SW 322ND ST
018	926494	0380	6/21/06	\$419,950	2340	0	8	1988	3	8939	N	N	1210 SW 326TH PL
018	926494	0260	11/8/04	\$312,000	2340	0	8	1988	3	8888	N	N	1131 SW 325TH PL
018	189546	0270	7/6/05	\$384,500	2340	0	8	2005	3	7204	N	N	1713 SW 345TH PL
018	189546	0290	8/12/05	\$387,900	2350	0	8	2005	3	7200	N	N	1733 SW 345TH ST
018	189546	0190	2/7/06	\$386,900	2356	0	8	2005	3	7201	N	N	34506 19TH AVE SW
018	926490	1500	4/18/05	\$267,500	2360	0	8	1978	3	7500	N	N	246 SW 325TH PL
018	132173	0480	6/11/04	\$294,500	2370	0	8	1991	3	8604	N	N	34665 10TH PL SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 54**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
018	189546	0310	4/4/05	\$343,131	2370	0	8	2005	3	7202	N	N	1753 SW 345TH ST
018	189546	0350	10/18/05	\$391,115	2375	0	8	2005	3	7233	N	N	1957 SW 345TH PL
018	640370	0190	6/27/05	\$356,207	2383	0	8	2005	3	6372	N	N	34101 13TH PL SW
018	640370	0160	6/7/05	\$329,950	2383	0	8	2005	3	6310	N	N	34113 13TH PL SW
018	640370	0170	7/13/05	\$344,950	2383	0	8	2005	3	6241	N	N	34109 13TH PL SW
018	640370	0310	2/10/05	\$335,001	2383	0	8	2004	3	5546	N	N	34226 13TH CT SW
018	640370	0310	9/22/06	\$414,000	2383	0	8	2004	3	5546	N	N	34226 13TH CT SW
018	640370	0020	4/15/05	\$339,950	2383	0	8	2004	3	5472	N	N	34313 13TH PL SW
018	640370	0320	4/30/05	\$311,261	2383	0	8	2005	3	5462	N	N	34302 13TH CT SW
018	640370	0320	1/30/06	\$399,900	2383	0	8	2005	3	5462	N	N	34302 13TH CT SW
018	926493	0490	10/21/04	\$330,000	2390	0	8	1985	3	9388	N	N	32321 11TH AVE S
018	132170	0600	6/21/05	\$335,000	2390	0	8	1990	3	9094	N	N	34408 8TH CT SW
018	189545	0210	6/25/04	\$319,700	2390	0	8	2004	3	8120	N	N	1748 SW 345TH PL
018	189545	0210	7/20/06	\$450,000	2390	0	8	2004	3	8120	N	N	1748 SW 345TH PL
018	189545	0240	12/5/06	\$430,000	2390	0	8	2003	3	7461	N	N	1712 SW 345TH PL
018	640370	0130	6/29/05	\$366,386	2392	0	8	2005	3	8942	N	N	34205 13TH PL SW
018	926494	0660	3/7/06	\$375,000	2400	0	8	1989	3	7511	N	N	32826 13TH AVE SW
018	189545	0080	10/28/04	\$316,000	2400	0	8	2004	3	7436	N	N	34464 20TH AVE SW
018	640370	0100	5/9/05	\$349,554	2406	0	8	2005	3	5379	N	N	34213 13TH PL SW
018	189546	0160	11/30/05	\$368,900	2408	0	8	2005	3	7955	N	N	34520 16TH AVE SW
018	189546	0390	8/23/05	\$366,000	2408	0	8	2005	3	7278	N	N	1828 SW 346TH PL
018	189546	0370	12/2/05	\$379,900	2408	0	8	2005	3	7204	N	N	1983 SW 345TH PL
018	189546	0330	3/24/05	\$356,900	2408	0	8	2005	3	7202	N	N	1781 SW 185TH PL
018	640370	0500	12/27/04	\$291,887	2408	0	8	2004	3	5881	N	N	34318 13TH PL SW
018	640370	0440	3/2/05	\$302,796	2408	0	8	2004	3	5000	N	N	34228 13TH PL SW
018	640370	0480	11/24/04	\$304,334	2408	0	8	2004	3	5000	N	N	34310 13TH PL SW
018	640370	0030	5/2/05	\$348,993	2413	0	8	2005	3	5472	N	N	34309 13TH PL SW
018	640370	0350	12/1/04	\$293,266	2420	0	8	2004	3	6031	Y	N	34315 13TH CT SW
018	132190	0220	5/26/06	\$440,000	2420	0	8	1992	3	9078	N	N	32316 7TH AVE SW
018	640370	0420	1/12/05	\$317,057	2420	0	8	2004	3	5866	N	N	34221 13TH CT SW
018	640370	0460	12/9/04	\$286,719	2422	0	8	2004	3	5000	N	N	34300 13TH PL SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 54**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
018	189546	0170	10/19/05	\$375,000	2428	0	8	2005	3	7338	N	N	34516 16TH AVE SW
018	132171	0020	10/26/06	\$388,500	2430	0	8	1990	3	9810	N	N	833 SW 346TH ST
018	132171	0480	4/6/04	\$280,000	2450	0	8	1990	3	7000	N	N	34432 10TH AVE SW
018	926494	0170	12/31/04	\$318,000	2470	0	8	1987	3	11200	N	N	32417 12TH AVE SW
018	189546	0250	3/15/05	\$363,400	2470	0	8	2005	3	8375	N	N	1740 SW 346TH PL
018	683782	0560	7/22/05	\$395,000	2490	0	8	1991	3	7173	N	N	805 SW 328TH CT
018	189546	0020	9/2/05	\$374,352	2494	0	8	2005	3	8546	N	N	1919 SW 346TH PL
018	189546	0120	12/16/05	\$397,087	2494	0	8	2005	3	8325	N	N	1725 SW 346TH PL
018	189546	0140	12/20/05	\$375,000	2494	0	8	2005	3	8295	N	N	1717 SW 346TH PL
018	189546	0080	2/2/06	\$383,900	2494	0	8	2005	3	8100	N	N	1811 SW 346TH PL
018	189546	0410	10/26/05	\$392,727	2498	0	8	2005	3	7232	N	N	1964 SW 346TH PL
018	132171	0590	5/30/06	\$409,950	2500	0	8	1990	3	13358	N	N	832 SW 346TH ST
018	132171	0250	10/27/04	\$275,000	2500	0	8	1990	3	8402	N	N	828 SW 344TH PL
018	132171	0470	10/20/04	\$298,000	2500	0	8	1990	3	7727	N	N	34426 10TH AVE SW
018	132173	0230	10/18/04	\$321,000	2520	0	8	1992	3	8737	N	N	34751 9TH PL SW
018	926494	0580	4/26/05	\$356,000	2520	0	8	1989	3	7700	N	N	32623 13TH AVE SW
018	926494	1100	4/9/04	\$312,500	2530	0	8	1988	4	8116	N	N	32903 11TH AVE SW
018	926494	0230	8/12/05	\$379,950	2530	0	8	1987	3	8225	N	N	1113 SW 325TH PL
018	926490	1290	10/7/04	\$259,900	2540	0	8	1979	3	11200	N	N	308 SW 322ND ST
018	132171	0540	5/19/05	\$359,950	2540	0	8	1990	3	8175	N	N	34518 10TH AVE SW
018	132173	0470	11/14/05	\$359,950	2540	0	8	1991	3	7216	N	N	1006 SW 347TH ST
018	926494	0200	1/18/06	\$391,000	2550	0	8	1987	3	13361	N	N	1200 SW 325TH PL
018	926494	0210	3/10/04	\$309,000	2550	0	8	1987	3	10266	N	N	32529 11TH AVE SW
018	189545	0010	4/5/04	\$304,500	2550	0	8	2004	3	8551	N	N	1963 SW 344TH PL
018	132171	0530	7/6/04	\$299,000	2560	0	8	1990	3	8783	N	N	34512 10TH AVE SW
018	926495	0620	7/7/04	\$325,000	2560	0	8	1989	3	8618	N	N	33102 10TH PL SW
018	926492	0210	3/14/05	\$289,000	2560	0	8	1984	3	7700	N	N	32243 7TH AVE SW
018	132171	0550	9/15/05	\$367,000	2560	0	8	1990	3	7447	N	N	34526 10TH AVE SW
018	926491	0410	12/16/04	\$329,900	2570	0	8	2004	3	8352	N	N	32907 2ND PL SW
018	189546	0420	7/27/06	\$495,000	2574	0	8	2005	3	8209	N	N	1970 SW 346TH PL
018	640370	0090	4/26/05	\$352,136	2576	0	8	2005	3	5682	N	N	34217 13TH PL SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 54**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
018	640370	0390	2/9/05	\$316,260	2576	0	8	2004	3	5000	N	N	34301 13TH CT SW
018	640370	0370	3/2/05	\$334,225	2576	0	8	2004	3	5000	N	N	34307 13TH CT SW
018	640370	0410	3/3/05	\$342,890	2576	0	8	2004	3	5000	N	N	34225 13TH CT SW
018	926493	0040	12/6/04	\$319,950	2578	0	8	1986	3	7937	N	N	32020 11TH AVE SW
018	670530	0070	6/27/06	\$465,025	2580	0	8	2006	3	7215	N	N	1822 SW 344TH PL
018	640370	0060	4/12/05	\$349,589	2588	0	8	2005	3	6270	N	N	34227 13TH PL SW
018	640370	0140	6/3/05	\$399,077	2588	0	8	2005	3	5337	N	N	34201 13TH PL SW
018	640370	0140	2/14/06	\$439,000	2588	0	8	2005	3	5337	N	N	34201 13TH PL SW
018	640370	0290	12/23/04	\$339,738	2598	0	8	2004	3	6812	N	N	34220 13TH CT SW
018	640370	0200	6/21/05	\$385,504	2598	0	8	2005	3	4953	N	N	34102 13TH PL SW
018	683782	0370	3/4/05	\$332,501	2600	0	8	1990	3	8775	N	N	708 SW 328TH ST
018	640370	0040	3/23/05	\$358,195	2600	0	8	2005	3	6136	N	N	34305 13TH PL SW
018	640370	0230	8/1/05	\$411,120	2610	0	8	2005	3	4728	N	N	1310 SW 342ND PL
018	640370	0270	5/13/05	\$412,950	2610	0	8	2004	3	4728	N	N	1208 SW 342ND PL
018	640370	0250	7/26/05	\$426,672	2610	0	8	2005	3	4728	N	N	1302 SW 342ND PL
018	189546	0240	2/21/05	\$394,300	2650	0	8	2005	3	8388	N	N	1734 SW 346TH PL
018	189546	0260	4/22/05	\$407,800	2650	0	8	2005	3	8183	N	N	SW 346TH PL
018	926492	0230	6/7/06	\$399,950	2660	0	8	1984	3	8944	N	N	32248 7TH PL SW
018	132173	0240	10/19/05	\$399,990	2670	0	8	1992	3	8391	N	N	34743 9TH PL SW
018	132173	0240	3/23/06	\$421,300	2670	0	8	1992	3	8391	N	N	34743 9TH PL SW
018	132171	0030	12/16/04	\$318,000	2680	0	8	1990	3	7757	N	N	915 SW 346TH ST
018	132190	0030	2/18/05	\$350,000	2680	0	8	1994	3	7104	N	N	32317 7TH AVE SW
018	132190	0050	12/13/05	\$400,000	2680	0	8	1994	3	6006	N	N	32329 7TH AVE SW
018	683782	0190	3/29/04	\$297,500	2710	0	8	1990	3	9192	N	N	32851 8TH CT SW
018	683782	0190	12/8/06	\$370,000	2710	0	8	1990	3	9192	N	N	32851 8TH CT SW
018	683782	0190	2/22/06	\$383,900	2710	0	8	1990	3	9192	N	N	32851 8TH CT SW
018	926494	0420	6/26/06	\$435,000	2720	0	8	1987	3	9422	N	N	1124 SW 326TH PL
018	132190	0100	4/9/04	\$315,000	2720	0	8	1993	3	6104	N	N	32425 7TH AVE SW
018	189546	0210	5/12/05	\$365,400	2730	0	8	2005	3	8195	N	N	1714 SW 346TH PL
018	189546	0220	7/26/05	\$392,100	2732	0	8	2005	3	8414	N	N	1720 SW 346TH PL
018	926490	0220	6/21/04	\$264,200	2740	0	8	1979	3	9350	N	N	32022 2ND AVE SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 54**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
018	926494	1000	4/7/04	\$323,000	2750	0	8	1987	3	8517	N	N	32816 12TH AVE SW
018	926492	0840	3/9/04	\$382,000	2780	460	8	1987	4	8250	N	N	32616 7TH AVE SW
018	926494	0970	1/14/04	\$289,900	2780	0	8	1987	3	7878	N	N	32828 12TH AVE SW
018	683782	0250	10/25/06	\$462,950	2790	0	8	1990	3	7800	N	N	32819 8TH PL SW
018	670530	0060	8/16/06	\$472,145	2797	0	8	2006	3	7205	N	N	1842 SW 344TH PL
018	132173	0810	6/20/06	\$456,900	2840	0	8	1993	3	10215	N	N	818 SW 347TH PL
018	683782	0200	5/9/05	\$400,000	2890	0	8	1990	3	8112	N	N	32849 8TH CT SW
018	683782	0200	5/25/06	\$455,000	2890	0	8	1990	3	8112	N	N	32849 8TH CT SW
018	926491	0630	8/16/05	\$360,000	2900	0	8	1984	3	9100	N	N	32909 5TH AVE SW
018	926491	0630	9/22/06	\$505,000	2900	0	8	1984	3	9100	N	N	32909 5TH AVE SW
018	189546	0230	2/18/05	\$392,000	2930	0	8	2005	3	8401	N	N	1728 SW 344TH PL
018	132173	0690	6/16/04	\$345,000	2960	0	8	1993	3	7892	N	N	34631 9TH CT SW
018	926493	0350	7/25/05	\$464,900	3130	0	8	1984	3	11817	N	N	1064 SW 325TH CT
018	640370	0050	4/6/05	\$355,556	3180	0	8	2005	3	6706	N	N	34231 13TH PL SW
018	640370	0080	3/29/05	\$391,350	3180	0	8	2005	3	6156	N	N	34219 13TH PL SW
018	640370	0010	3/17/05	\$366,955	3180	0	8	2004	3	6155	N	N	34317 13TH PL SW
018	640370	0210	6/21/05	\$445,635	3180	0	8	2005	3	5935	N	N	34106 13TH PL SW
018	640370	0300	2/7/05	\$358,520	3180	0	8	2004	3	5900	N	N	34222 13TH CT SW
018	640370	0430	2/23/05	\$350,725	3180	0	8	2004	3	5866	N	N	34224 13TH PL SW
018	640370	0220	7/21/05	\$428,632	3180	0	8	2005	3	5472	N	N	1314 SW 342ND PL
018	640370	0380	12/23/04	\$353,203	3180	0	8	2004	3	5000	N	N	34303 13TH CT SW
018	640370	0470	12/3/04	\$360,587	3180	0	8	2004	3	5000	N	N	34306 13TH PL SW
018	640370	0400	12/23/04	\$373,996	3180	0	8	2004	3	5000	N	N	34229 13TH CT SW
018	640370	0240	8/11/05	\$421,050	3180	0	8	2005	3	4728	N	N	1306 SW 342ND PL
018	926490	2100	5/23/06	\$388,300	3220	0	8	1978	3	9450	N	N	503 SW 326TH ST
018	640370	0280	3/3/05	\$465,950	3220	0	8	2004	3	5428	N	N	1204 SW 342ND PL
018	926492	0270	8/9/06	\$328,000	3260	0	8	1982	3	7980	N	N	32224 7TH PL SW
018	926496	0420	9/27/04	\$335,995	2040	0	9	1989	3	7747	N	N	1121 SW 334TH PL
018	926495	0550	3/2/04	\$339,950	2040	0	9	1989	3	7700	N	N	32626 10TH PL SW
018	729804	0160	5/17/04	\$360,000	2160	0	9	1989	3	12314	N	N	33664 7TH PL SW
018	926496	0650	6/26/06	\$430,000	2210	0	9	1988	4	10348	N	N	33338 12TH AVE SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 54**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
018	729800	0010	11/3/04	\$420,000	2210	0	9	1986	3	11605	N	N	225 SW 332ND ST
018	926495	1020	6/7/06	\$386,500	2290	0	9	1988	3	7088	N	N	33106 13TH AVE SW
018	926496	0390	10/3/05	\$350,000	2340	0	9	1986	3	7768	N	N	33416 12TH AVE SW
018	926496	0500	12/16/04	\$328,000	2340	0	9	1988	3	6893	N	N	1124 SW 333RD PL
018	926496	0270	4/25/05	\$407,500	2370	890	9	1987	4	10842	N	N	33446 11TH PL SW
018	729801	0240	9/22/04	\$369,500	2380	0	9	1996	3	11206	N	N	552 SW 333RD CT
018	729802	0180	10/13/04	\$383,000	2410	0	9	1987	3	14132	N	N	33101 3RD CT SW
018	926496	0920	12/16/05	\$379,900	2420	0	9	1990	3	9052	N	N	33325 10TH CT SW
018	683782	0390	4/13/06	\$350,000	2420	0	9	1990	3	6166	N	N	32805 7TH AVE SW
018	926496	0440	6/13/05	\$364,000	2430	0	9	1989	3	7773	N	N	1111 SW 334TH PL
018	926495	0530	2/15/05	\$321,950	2430	0	9	1988	3	7700	N	N	32614 10TH PL SW
018	926495	0300	9/6/05	\$358,000	2460	0	9	1989	3	9416	N	N	33020 11TH AVE SW
018	926495	0280	9/15/05	\$369,000	2460	0	9	1989	3	8491	N	N	1093 SW 330TH CT
018	926495	0340	7/11/05	\$362,000	2470	0	9	1989	3	7842	N	N	1084 SW 332ND PL
018	926496	0520	9/14/05	\$357,000	2490	0	9	1989	3	7633	N	N	1134 SW 333RD PL
018	926495	0120	4/26/06	\$380,000	2530	0	9	1989	3	7350	N	N	1216 SW 331ST ST
018	926496	0030	3/22/04	\$339,000	2540	0	9	1987	3	7350	N	N	33319 12TH AVE SW
018	926496	0540	7/18/05	\$340,000	2570	0	9	1991	3	8119	N	N	33308 12TH AVE SW
018	729800	0070	8/18/06	\$575,000	2680	0	9	1986	3	10567	N	N	33243 2ND PL SW
018	729801	0050	5/25/05	\$415,000	2690	0	9	1986	3	13485	N	N	509 SW 331ST ST
018	729800	0050	8/24/05	\$439,000	2860	0	9	1986	3	11285	N	N	33231 2ND PL SW
018	926496	0730	12/19/05	\$419,950	2910	0	9	1987	3	9066	N	N	33412 10TH CT SW
018	683782	0010	7/22/05	\$395,000	3000	0	9	1990	3	7926	N	N	32704 7TH AVE SW
018	683782	0060	8/27/04	\$374,000	3010	0	9	1990	3	9958	N	N	32818 7TH AVE SW
018	729800	0150	7/9/04	\$469,900	3050	0	9	1987	3	11024	N	N	33210 2ND PL SW
018	729800	0150	8/10/06	\$625,000	3050	0	9	1987	3	11024	N	N	33210 2ND PL SW
018	729804	0260	1/5/04	\$480,000	3940	0	9	1990	3	15813	N	N	767 SW 337TH ST
018	729805	0280	6/20/05	\$379,950	2270	0	10	1994	3	11289	N	N	33620 4TH AVE SW
018	729802	0210	3/17/04	\$372,500	2680	0	10	1988	3	12093	N	N	33113 3RD CT SW
018	729800	0220	7/7/05	\$490,000	2690	0	10	1987	3	10223	N	N	33127 2ND PL SW
018	729804	0270	3/11/05	\$421,000	2700	0	10	1990	3	19969	N	N	763 SW 337TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 54**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
018	729805	0320	8/15/06	\$560,000	2810	0	10	1990	4	12481	N	N	33532 4TH AVE SW
018	729800	0200	6/23/05	\$586,000	2870	1640	10	1987	3	11458	N	N	33130 2ND PL SW
018	729800	0200	11/27/06	\$620,000	2870	1640	10	1987	3	11458	N	N	33130 2ND PL SW
018	729801	0260	9/27/06	\$599,000	2910	860	10	1986	3	11128	N	N	562 SW 333RD CT
018	729805	0540	7/27/05	\$540,000	2920	0	10	1997	3	10462	N	N	33634 5TH PL SW
018	729803	0170	3/7/05	\$493,000	2960	0	10	1987	3	12672	N	N	601 SW 331ST ST
018	729805	0390	9/13/05	\$558,000	2960	0	10	1990	3	11846	N	N	33422 4TH CT SW
018	132172	0050	11/25/05	\$612,000	3060	0	10	1997	3	19758	N	N	34636 4TH PL SW
018	132172	0140	5/23/06	\$633,000	3090	0	10	1995	3	18645	N	N	34711 5TH AVE SW
018	729804	0290	12/4/06	\$557,000	3110	0	10	1989	3	16115	N	N	751 SW 337TH ST
018	132172	0240	6/13/06	\$635,000	3170	0	10	1997	3	22117	N	N	34615 4TH PL SW
018	132172	0240	10/9/06	\$690,000	3170	0	10	1997	3	22117	N	N	34615 4TH PL SW
018	729802	0170	12/1/04	\$439,000	3230	0	10	1988	3	12070	N	N	33100 3RD CT SW
018	132172	0080	8/22/06	\$719,950	3240	0	10	1991	3	21320	N	N	413 SW 347TH ST
018	729803	0190	4/24/06	\$608,950	3290	0	10	1988	3	12896	N	N	33203 6TH AVE SW
018	132170	0040	10/3/05	\$576,598	3330	0	10	1990	3	21437	N	N	460 SW 345TH ST
018	729805	0530	12/23/04	\$490,000	3330	0	10	1990	3	10605	N	N	33624 5TH PL SW
018	729804	0090	5/18/06	\$608,000	3410	0	10	1988	3	12123	N	N	33537 7TH PL SW
018	729803	0140	11/10/05	\$585,000	3430	0	10	1988	3	11700	N	N	635 SW 331ST ST
018	729804	0390	7/12/04	\$495,000	3470	0	10	1988	3	12080	N	N	33628 7TH PL SW
018	729803	0020	5/27/05	\$538,000	3490	580	10	1988	3	10565	N	N	606 SW 331ST ST
018	729801	0300	10/26/04	\$480,000	3550	0	10	1987	3	10206	N	N	541 SW 333RD CT
018	132170	0220	9/8/04	\$610,000	3568	0	10	1989	3	24111	N	N	34527 5TH PL SW
018	729804	0410	5/24/06	\$649,950	3720	0	10	1988	3	10594	N	N	33606 7TH PL SW
018	729805	0470	2/6/04	\$490,000	3960	0	10	1996	3	10666	N	N	33514 5TH PL SW
018	729804	0480	8/12/04	\$524,500	4090	0	10	1989	3	11250	N	N	527 SW 335TH ST
018	729805	0070	8/5/04	\$495,000	3020	0	11	1992	3	10735	N	N	506 SW 336TH ST
018	729805	0160	5/22/06	\$599,900	3260	0	11	1990	3	11205	N	N	515 SW 336TH ST
018	132170	0110	5/8/06	\$720,000	3470	0	11	1997	3	20957	N	N	415 SW 346TH PL
018	729805	0220	5/3/05	\$500,000	3520	0	11	1992	3	11191	N	N	33635 5TH PL SW
018	132170	0160	6/21/04	\$579,950	3840	0	11	1990	3	18967	N	N	439 SW 345TH ST

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**Area 54**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
018	729805	0550	1/28/04	\$479,000	3900	0	11	1991	3	12090	N	N	33609 4TH AVE SW
018	729804	0360	7/20/05	\$628,000	3990	0	11	1990	3	11150	N	N	33648 7TH PL SW
018	729805	0050	10/21/04	\$549,950	4050	0	11	1990	3	13405	N	N	33527 5TH PL SW
018	729804	0200	5/24/05	\$660,000	4100	0	11	1989	3	15327	N	N	33653 7TH CT SW
018	729804	0570	1/19/04	\$513,000	4110	0	11	1988	3	14090	N	N	33410 4TH PL SW
018	729805	0440	7/12/05	\$653,000	4180	0	11	1992	3	10638	N	N	33407 4TH CT SW
018	132170	0140	2/27/04	\$685,000	4320	0	11	1990	3	24027	N	N	416 SW 346TH PL
018	132170	0140	11/20/06	\$859,282	4320	0	11	1990	3	24027	N	N	416 SW 346TH PL
018	729805	0130	11/21/05	\$686,000	4320	0	11	1996	3	10391	N	N	545 SW 336TH ST
018	729804	0180	12/16/04	\$585,000	4500	0	11	1990	3	14120	N	N	33654 7TH CT SW
021	795620	0150	3/23/04	\$147,000	810	0	6	1961	4	9975	N	N	1911 SW 350TH ST
021	713780	0380	5/26/04	\$180,000	850	0	6	1968	4	9085	N	N	35652 13TH AVE SW
021	713780	0380	8/10/06	\$242,950	850	0	6	1968	4	9085	N	N	35652 13TH AVE SW
021	713780	0210	12/28/04	\$172,050	850	0	6	1968	3	9085	N	N	35639 13TH AVE SW
021	795620	0190	9/8/04	\$172,600	860	0	6	1962	4	9975	N	N	1918 SW 351ST ST
021	795620	0290	6/20/05	\$218,200	860	0	6	1962	3	9975	N	N	1927 SW 351ST ST
021	713780	0450	5/16/05	\$170,000	880	0	6	1976	4	9085	N	N	35845 12TH AVE SW
021	713780	0450	7/28/06	\$241,000	880	0	6	1976	4	9085	N	N	35845 12TH AVE SW
021	218820	1165	6/8/04	\$195,000	900	900	6	1957	4	9000	N	N	123 SW 368TH ST
021	440560	0050	11/30/05	\$234,950	960	480	6	1942	3	17553	N	N	35901 11TH AVE SW
021	440560	0050	11/15/06	\$268,950	960	480	6	1942	3	17553	N	N	35901 11TH AVE SW
021	713780	0350	2/25/05	\$222,000	1040	0	6	1992	3	9085	N	N	35631 12TH AVE SW
021	542350	0520	5/11/06	\$177,450	1040	0	6	1984	3	8017	N	N	1707 SW 349TH PL
021	738700	0090	1/4/06	\$182,000	1050	0	6	1947	3	15474	N	N	216 SW 355TH PL
021	440560	0027	6/28/05	\$257,650	1060	300	6	1942	4	16530	N	N	35707 11TH AVE SW
021	795620	0220	4/21/04	\$165,000	1060	0	6	1962	4	9975	N	N	1944 SW 351ST ST
021	795630	0020	5/16/05	\$223,000	1060	0	6	1962	4	9600	N	N	35014 19TH AVE SW
021	542350	0530	10/27/06	\$190,000	1060	0	6	1984	3	6746	N	N	1703 SW 349TH PL
021	542350	0380	4/5/06	\$199,950	1060	0	6	1983	3	6650	N	N	1810 SW 349TH PL
021	795630	0080	11/28/05	\$244,350	1080	0	6	1962	3	9600	N	N	35128 19TH AVE SW
021	542350	0550	4/20/06	\$195,000	1080	0	6	1983	3	7318	N	N	1708 SW 349TH PL

**Improved Sales Used in this Annual Update Analysis**  
**Area 54**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
021	542350	0450	2/10/06	\$176,500	1080	0	6	1983	3	6496	N	N	1815 SW 349TH PL
021	440560	0060	4/19/05	\$221,000	1100	0	6	1950	3	32829	N	N	35927 11TH AVE SW
021	440560	0060	11/18/05	\$250,000	1100	0	6	1950	3	32829	N	N	35927 11TH AVE SW
021	713780	0020	2/15/06	\$175,000	1100	0	6	1967	3	9085	N	N	35617 14TH AVE SW
021	795620	0100	10/11/05	\$225,500	1120	0	6	1962	4	9975	N	N	1947 SW 350TH ST
021	795620	0140	9/13/04	\$191,000	1130	0	6	1961	3	9975	N	N	1919 SW 350TH ST
021	440560	0035	12/19/05	\$248,000	1150	0	6	1942	3	14826	N	N	35803 11TH AVE SW
021	218820	0980	5/3/04	\$195,000	1200	0	6	1988	3	15000	N	N	36816 3RD AVE SW
021	795630	0040	9/19/06	\$249,000	1330	0	6	1962	4	9600	N	N	35030 19TH AVE SW
021	542350	0400	7/15/05	\$182,000	1510	0	6	1984	3	6483	N	N	1822 SW 349TH PL
021	252103	9052	4/7/06	\$384,990	2230	0	6	1996	3	19250	N	N	35708 20TH AVE SW
021	218820	1760	10/13/05	\$251,000	810	810	7	1982	3	12000	N	N	36924 3RD AVE SW
021	542350	0310	4/14/04	\$187,000	860	490	7	1984	3	6489	N	N	34814 19TH CT SW
021	218820	1825	3/14/05	\$164,000	880	0	7	1978	4	12000	N	N	36935 3RD AVE SW
021	218820	1900	5/28/04	\$177,300	880	0	7	1978	4	12000	N	N	36934 4TH AVE SW
021	218820	1970	4/13/05	\$185,900	880	0	7	1978	3	16100	N	N	36902 4TH AVE SW
021	218820	1920	9/1/04	\$175,000	880	0	7	1978	3	9000	N	N	36926 4TH AVE SW
021	218820	0725	11/2/05	\$233,000	880	0	7	1978	3	9000	N	N	36823 3RD AVE SW
021	218820	3615	12/12/05	\$238,000	910	0	7	1979	3	12000	Y	N	37206 2ND AVE SW
021	218820	3615	9/20/06	\$269,450	910	0	7	1979	3	12000	Y	N	37206 2ND AVE SW
021	218000	1050	6/23/04	\$230,000	940	500	7	1989	3	18200	N	N	36103 14TH AVE SW
021	926975	0030	12/5/06	\$290,000	940	260	7	1982	3	11592	N	N	2013 SW 353RD PL
021	322104	9077	4/21/04	\$184,450	950	0	7	1949	4	38100	N	N	36920 12TH AVE S
021	920200	0170	4/20/06	\$230,000	960	0	7	1967	4	11644	N	N	35024 18TH AVE SW
021	218820	2105	6/30/05	\$204,000	960	0	7	1978	3	12000	N	N	36916 5TH AVE SW
021	926975	0290	12/8/05	\$235,000	970	0	7	1983	3	12229	N	N	1834 SW 355TH PL
021	713780	0015	4/26/06	\$230,000	980	600	7	1959	3	8567	N	N	1405 SW 356TH ST
021	713780	0075	3/28/06	\$267,950	1020	450	7	1962	4	9085	N	N	35655 14TH AVE SW
021	926975	0130	3/3/06	\$285,000	1040	700	7	1984	3	9350	N	N	1920 SW 354TH ST
021	542350	0320	10/31/05	\$237,000	1060	0	7	1985	3	6524	N	N	34809 19TH CT SW
021	322104	9066	1/23/04	\$302,500	1070	540	7	1961	4	43264	N	N	8016 PACIFIC HWY S

***Improved Sales Used in this Annual Update Analysis***  
**Area 54**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
021	713780	0130	6/21/06	\$247,000	1070	0	7	1977	3	9085	N	N	35834 15TH AVE SW
021	542350	0080	10/20/04	\$214,000	1070	0	7	1983	3	6740	N	N	1904 SW 348TH ST
021	542350	0080	7/5/06	\$252,000	1070	0	7	1983	3	6740	N	N	1904 SW 348TH ST
021	306560	0160	1/21/05	\$195,500	1070	0	7	1992	3	5400	N	N	35919 18TH AVE SW
021	306560	0160	1/3/06	\$243,800	1070	0	7	1992	3	5400	N	N	35919 18TH AVE SW
021	926975	0690	6/3/04	\$241,000	1080	460	7	1986	3	7601	N	N	1833 SW 352ND PL
021	542350	0100	4/17/06	\$247,000	1080	0	7	1984	3	6740	N	N	1820 SW 348TH ST
021	218820	0265	11/30/04	\$179,975	1100	0	7	1979	3	12000	N	N	36825 6TH AVE SW
021	542350	0190	8/30/05	\$318,500	1100	500	7	1984	3	7301	N	N	1630 SW 348TH ST
021	306560	0380	3/7/05	\$211,000	1110	0	7	1992	3	7625	N	N	35925 18TH CT SW
021	542350	0130	5/26/04	\$197,000	1110	0	7	1984	3	6740	N	N	1802 SW 348TH ST
021	542350	0020	9/10/04	\$231,500	1110	420	7	1983	3	6740	N	N	2026 SW 348TH ST
021	542350	0270	9/29/06	\$300,000	1120	250	7	1984	3	7366	N	N	1809 SW 348TH ST
021	542350	0060	8/10/06	\$275,000	1120	0	7	1985	3	6740	N	N	2002 SW 348TH ST
021	440561	0160	2/25/05	\$244,400	1130	770	7	1977	4	12872	N	N	35857 9TH AVE SW
021	114000	0060	3/18/05	\$228,000	1140	1100	7	1973	3	9919	N	N	122 S 357TH ST
021	114000	0080	4/28/04	\$205,000	1140	550	7	1973	3	9764	N	N	105 S 357TH ST
021	257180	0065	5/13/05	\$175,000	1150	0	7	1962	4	10800	N	N	35421 11TH AVE SW
021	440560	0033	5/24/04	\$215,000	1160	0	7	1980	3	18240	N	N	35802 12TH AVE SW
021	218820	0660	5/26/04	\$214,000	1160	0	7	1980	3	12000	N	N	36822 5TH AVE SW
021	218820	0660	6/28/06	\$280,000	1160	0	7	1980	3	12000	N	N	36822 5TH AVE SW
021	218820	0555	8/17/06	\$190,000	1160	0	7	1980	3	9000	N	N	36809 4TH AVE SW
021	926975	0640	10/13/04	\$235,500	1160	310	7	1986	3	7670	N	N	1830 SW 353RD PL
021	926975	0640	5/1/06	\$292,500	1160	310	7	1986	3	7670	N	N	1830 SW 353RD PL
021	713780	0080	9/27/04	\$177,000	1170	0	7	1967	3	9085	N	N	35663 14TH AVE SW
021	713780	0085	8/23/05	\$230,000	1170	0	7	1967	3	9085	N	N	35662 15TH AVE SW
021	926975	0700	6/16/04	\$238,000	1170	340	7	1986	3	7700	N	N	1829 SW 352ND PL
021	542350	0160	8/3/05	\$297,000	1180	840	7	1985	3	6740	N	N	1712 SW 348TH ST
021	218000	0590	6/27/06	\$250,000	1190	0	7	1978	4	11050	N	N	36002 14TH AVE SW
021	713780	0300	5/28/04	\$175,000	1200	0	7	1968	3	9085	N	N	35844 14TH AVE SW
021	926975	0080	6/28/04	\$215,000	1200	400	7	1983	3	7606	N	N	35305 19TH AVE SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 54**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
021	542243	0440	7/17/06	\$274,950	1200	0	7	1989	3	7447	N	N	34807 10TH PL SW
021	542243	0090	3/29/05	\$226,000	1200	0	7	1989	3	6000	N	N	34904 10TH PL SW
021	713780	0215	1/9/06	\$254,950	1210	0	7	1966	4	9085	N	N	35645 13TH AVE SW
021	542242	0190	10/4/05	\$251,500	1210	0	7	1989	3	9699	N	N	34804 13TH AVE SW
021	542350	0230	10/21/04	\$225,000	1210	240	7	1985	3	7932	N	N	34813 17TH CT SW
021	542242	0180	12/13/05	\$258,500	1210	0	7	1989	3	7152	N	N	34810 13TH AVE SW
021	322104	9128	3/27/06	\$220,000	1220	0	7	1969	4	36877	N	N	37125 12TH AVE S
021	713780	0195	7/24/06	\$241,000	1220	0	7	1963	4	9085	N	N	35631 13TH AVE SW
021	502860	0540	6/10/05	\$287,500	1220	680	7	1989	3	8527	N	N	1423 SW 351ST ST
021	926975	0710	2/29/04	\$212,000	1220	660	7	1986	3	7700	N	N	1825 SW 352ND PL
021	542242	0360	4/22/05	\$211,000	1220	0	7	1990	3	6553	N	N	34836 14TH PL SW
021	926975	0470	9/20/06	\$319,950	1230	500	7	1986	4	8027	N	N	1724 SW 354TH PL
021	926975	0140	10/7/04	\$227,000	1230	0	7	1986	3	7982	N	N	1924 SW 354TH ST
021	502860	0290	10/18/05	\$256,500	1230	0	7	1990	3	7557	N	N	35359 13TH PL SW
021	926975	0090	11/16/05	\$246,999	1230	0	7	1985	3	7506	N	N	35311 19TH AVE SW
021	542350	0600	3/7/06	\$298,450	1230	890	7	1985	3	7260	N	N	34816 19TH CT SW
021	542242	0380	5/26/04	\$194,975	1230	0	7	1990	3	6000	N	N	34824 14TH PL SW
021	713780	0175	5/23/06	\$260,000	1250	0	7	1968	3	9085	N	N	35617 13TH AVE SW
021	859490	0040	2/24/05	\$276,000	1270	1270	7	1978	4	14617	N	N	418 SW 363RD PL
021	920200	0030	8/19/05	\$248,500	1270	0	7	1967	4	9800	N	N	35023 18TH AVE SW
021	114000	0280	7/27/04	\$199,500	1270	0	7	1971	4	9600	N	N	220 S 357TH ST
021	440561	0140	8/29/05	\$242,000	1270	0	7	1977	3	12750	N	N	35839 9TH AVE SW
021	713780	0225	6/6/05	\$195,000	1270	0	7	1962	3	9085	N	N	35656 14TH AVE SW
021	926975	0540	8/16/04	\$233,495	1270	520	7	1986	3	7589	N	N	1823 SW 353RD PL
021	542350	0340	3/22/06	\$345,050	1270	890	7	1984	3	7486	N	N	34801 19TH CT SW
021	306560	0230	7/28/04	\$205,950	1270	0	7	1994	3	5523	N	N	1726 SW 359TH ST
021	306560	0230	11/21/05	\$260,500	1270	0	7	1994	3	5523	N	N	1726 SW 359TH ST
021	920200	0090	3/4/05	\$205,000	1280	0	7	1967	4	9600	N	N	1617 SW 351ST ST
021	114000	0190	5/26/05	\$195,000	1300	0	7	1971	4	9620	N	N	221 S 357TH ST
021	713780	0365	2/2/06	\$215,000	1300	0	7	1968	4	9085	N	N	35639 12TH AVE SW
021	114000	0300	6/2/06	\$274,950	1300	0	7	1973	3	9513	N	N	35606 2ND AVE S

***Improved Sales Used in this Annual Update Analysis***  
**Area 54**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
021	926975	0510	3/10/05	\$238,450	1300	0	7	1984	3	8935	N	N	35308 19TH AVE SW
021	502860	0690	1/25/06	\$254,000	1320	0	7	1990	3	8584	N	N	1420 SW 350TH ST
021	502860	0550	6/29/04	\$198,650	1320	0	7	1989	3	6530	N	N	1427 SW 351ST ST
021	502860	0620	10/25/05	\$239,000	1320	0	7	1989	3	6380	N	N	35009 14TH AVE SW
021	114001	0160	11/24/04	\$239,990	1330	650	7	1977	3	11869	N	N	102 S 357TH ST
021	306561	0110	5/10/05	\$244,000	1330	0	7	1994	3	7079	N	N	35731 18TH AVE SW
021	502860	0380	6/25/04	\$225,000	1340	0	7	1989	3	7968	N	N	1403 SW 352ND CT
021	502860	0460	12/1/04	\$228,000	1340	0	7	1990	3	6414	N	N	1430 SW 352ND CT
021	502860	0460	3/20/06	\$243,000	1340	0	7	1990	3	6414	N	N	1430 SW 352ND CT
021	440560	0020	9/10/04	\$175,000	1360	0	7	1953	3	16607	N	N	35634 12TH AVE SW
021	542350	0050	4/11/06	\$278,500	1390	0	7	1985	3	6740	N	N	2008 SW 348TH ST
021	306560	0030	9/12/05	\$273,000	1390	0	7	1992	3	5148	N	N	1914 SW 358TH CT
021	502860	0980	5/3/04	\$224,950	1400	0	7	1990	3	6796	N	N	1336 SW 353RD ST
021	502860	1190	7/30/04	\$219,999	1400	0	7	1990	3	6095	N	N	35117 13TH PL SW
021	502860	1160	11/2/06	\$299,950	1400	0	7	1990	3	6000	N	N	35025 13TH PL SW
021	306560	0420	5/11/04	\$215,000	1400	0	7	1992	3	5763	N	N	35906 18TH AVE SW
021	257180	0075	7/13/06	\$291,050	1410	0	7	1967	4	10800	N	N	1105 SW 354TH ST
021	926975	0340	8/31/04	\$221,500	1410	0	7	1987	3	6600	N	N	1825 SW 355TH PL
021	257180	0015	9/8/04	\$209,000	1420	0	7	1967	3	10779	N	N	35420 12TH AVE SW
021	114000	0140	12/22/06	\$262,000	1420	0	7	1973	3	9610	N	N	161 S 357TH ST
021	542242	0120	8/2/05	\$249,950	1420	0	7	1990	3	6788	N	N	1203 SW 349TH ST
021	926975	0680	6/26/04	\$219,950	1430	440	7	1986	3	8368	N	N	35216 19TH AVE SW
021	502860	0210	3/22/06	\$292,950	1430	0	7	1991	3	6000	N	N	35320 13TH PL SW
021	502860	0910	4/8/05	\$248,950	1440	0	7	1990	3	10271	N	N	35210 13TH PL SW
021	926975	0610	5/14/04	\$215,000	1440	0	7	1986	3	7580	N	N	1818 SW 353RD PL
021	926975	0610	11/18/05	\$275,000	1440	0	7	1986	3	7580	N	N	1818 SW 353RD PL
021	542242	0030	8/22/05	\$254,000	1450	0	7	1990	3	6046	N	N	1415 SW 349TH ST
021	542242	0410	3/11/05	\$234,000	1450	0	7	1990	3	6000	N	N	1341 SW 348TH ST
021	542242	0840	2/11/04	\$215,000	1460	0	7	1989	3	6000	N	N	1032 SW 348TH PL
021	114000	0180	9/19/06	\$275,750	1470	0	7	1973	4	9620	N	N	213 S 357TH ST
021	713780	0060	4/6/05	\$218,000	1470	0	7	1968	4	9085	N	N	35643 14TH AVE SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 54**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
021	926975	0860	3/31/04	\$209,000	1470	0	7	1987	3	7700	N	N	1918 SW 353RD PL
021	713780	0145	12/1/05	\$265,000	1480	0	7	1968	3	9085	N	N	35840 15TH AVE SW
021	502860	2070	4/2/04	\$224,000	1480	0	7	1989	3	7533	N	N	1229 SW 354TH PL
021	926975	0310	8/10/04	\$238,500	1490	530	7	1986	3	9028	N	N	1837 SW 355TH PL
021	926975	0240	5/16/06	\$311,000	1490	530	7	1986	3	7220	N	N	1802 SW 355TH PL
021	502860	1110	2/10/04	\$189,950	1490	0	7	1990	3	6500	N	N	1343 SW 350TH ST
021	440560	0040	4/15/04	\$175,000	1500	0	7	1955	4	16508	N	N	35815 11TH AVE SW
021	926975	0520	4/3/06	\$250,000	1500	480	7	1986	3	8189	N	N	1833 SW 353RD PL
021	502860	1350	4/2/04	\$221,000	1510	0	7	1990	3	7262	N	N	1104 SW 352ND ST
021	306560	0470	8/30/05	\$271,500	1510	0	7	1992	3	6266	N	N	36012 20TH AVE SW
021	926975	0900	10/13/05	\$287,000	1520	530	7	1987	3	7700	N	N	2020 SW 353RD PL
021	306560	0310	12/19/05	\$280,000	1520	0	7	1992	3	7493	N	N	1719 SW 359TH ST
021	306560	0260	5/27/04	\$220,000	1520	0	7	1992	3	7428	N	N	1710 SW 359TH ST
021	502860	1320	3/17/06	\$303,000	1520	0	7	1990	3	6082	N	N	1033 SW 352ND ST
021	542242	0830	1/28/05	\$246,500	1520	0	7	1990	3	6000	N	N	1038 SW 348TH PL
021	306560	0010	6/12/06	\$306,000	1520	0	7	1993	3	5477	N	N	1926 SW 358TH CT
021	502860	1000	5/25/06	\$297,900	1530	0	7	1990	3	7630	N	N	35106 14TH AVE SW
021	218000	0770	8/3/05	\$280,000	1540	0	7	1979	4	12000	N	N	36102 14TH AVE SW
021	218000	1070	7/6/06	\$301,000	1540	0	7	1979	3	12000	N	N	36125 14TH AVE SW
021	502860	0120	7/1/05	\$265,000	1540	0	7	1989	3	7233	N	N	35345 13TH WAY SW
021	502860	2060	7/15/04	\$233,000	1550	0	7	1989	3	6496	N	N	1235 SW 354TH PL
021	502860	2060	6/23/05	\$265,000	1550	0	7	1989	3	6496	N	N	1235 SW 354TH PL
021	859490	0070	2/6/06	\$269,000	1560	0	7	1966	4	18747	Y	N	407 SW 363RD PL
021	306560	0050	2/19/04	\$219,950	1560	0	7	1992	3	9216	N	N	1904 SW 358TH CT
021	502860	0360	11/29/06	\$312,000	1560	0	7	1990	3	6013	N	N	35313 13TH PL SW
021	502860	0340	9/21/04	\$221,950	1560	0	7	1990	3	6000	N	N	35327 13TH PL SW
021	440560	0016	3/30/06	\$270,000	1570	0	7	1954	4	11479	N	N	35611 11TH AVE SW
021	502860	1790	5/26/05	\$265,700	1570	0	7	1990	3	7058	N	N	35347 10TH PL SW
021	306560	0190	3/26/04	\$207,000	1570	0	7	1993	3	6132	N	N	35901 18TH AVE SW
021	502860	2260	10/26/04	\$229,000	1570	0	7	1989	3	5800	N	N	1233 SW 355TH PL
021	306560	0020	11/22/04	\$213,000	1570	0	7	1992	3	5168	N	N	1920 SW 358TH CT

***Improved Sales Used in this Annual Update Analysis***  
**Area 54**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
021	926975	0460	3/4/05	\$249,900	1580	0	7	1986	4	7942	N	N	1720 SW 354TH PL
021	926975	0430	9/9/04	\$235,500	1580	0	7	1986	3	8061	N	N	35426 18TH AVE SW
021	502860	0010	3/21/05	\$239,950	1580	0	7	1989	3	6232	N	N	1307 SW 355TH PL
021	502860	1030	3/29/04	\$211,950	1580	0	7	1990	3	6187	N	N	1325 SW 351ST ST
021	502860	0030	11/22/06	\$299,950	1590	0	7	1990	3	6492	N	N	1319 SW 355TH PL
021	502860	0090	5/16/06	\$301,000	1600	0	7	1990	3	7350	N	N	1318 SW 355TH PL
021	218820	0941	6/20/05	\$306,000	1610	780	7	1980	3	14200	N	N	36836 3RD AVE SW
021	713780	0095	7/27/05	\$239,950	1610	0	7	1966	3	9085	N	N	35805 14TH AVE SW
021	859490	0050	10/25/05	\$285,000	1620	820	7	1966	4	19192	Y	N	408 SW 363RD PL
021	502860	0450	4/17/06	\$300,700	1620	0	7	1990	3	8668	N	N	1438 SW 352ND CT
021	542243	0040	2/10/04	\$229,000	1620	0	7	1989	3	6601	N	N	34800 10TH PL SW
021	542242	0280	11/10/06	\$339,000	1620	0	7	1990	3	6397	N	N	1348 SW 348TH ST
021	502860	0410	5/2/05	\$242,500	1620	0	7	1990	3	6000	N	N	1421 SW 352ND CT
021	302104	9092	12/29/05	\$400,000	1630	0	7	1974	4	39204	N	N	35929 1ST AVE S
021	502860	0270	7/13/06	\$315,000	1630	0	7	1990	3	6824	N	N	35356 13TH PL SW
021	502860	0370	9/1/06	\$314,950	1640	0	7	1990	3	6833	N	N	35309 13TH PL SW
021	502860	0970	6/15/06	\$307,500	1640	0	7	1990	3	6000	N	N	1330 SW 353RD ST
021	502860	0140	7/20/06	\$303,000	1650	0	7	1989	3	5818	N	N	35337 13TH WAY SW
021	502860	1990	10/24/06	\$310,000	1680	0	7	1989	3	6668	N	N	1228 SW 354TH PL
021	542242	0720	7/28/05	\$291,800	1680	0	7	1991	3	6373	N	N	34826 11TH AVE SW
021	542243	0160	2/13/06	\$314,950	1680	0	7	1990	3	6000	N	N	1013 SW 350TH PL
021	542243	0170	8/18/06	\$329,000	1680	0	7	1990	3	6000	N	N	1019 SW 350TH PL
021	114000	0260	3/26/04	\$208,000	1700	0	7	1972	4	9414	N	N	236 S 357TH ST
021	502860	1370	5/2/05	\$254,950	1700	0	7	1990	3	10291	N	N	1101 SW 352ND ST
021	502860	1370	6/29/06	\$330,000	1700	0	7	1990	3	10291	N	N	1101 SW 352ND ST
021	502860	1590	12/13/06	\$317,000	1700	0	7	1990	3	6466	N	N	1235 SW 353RD ST
021	502860	1330	5/26/05	\$275,500	1700	0	7	1990	3	6346	N	N	1027 SW 352ND ST
021	502860	1360	6/29/06	\$329,900	1700	0	7	1990	3	6108	N	N	1100 SW 352ND ST
021	502860	0170	5/11/04	\$229,500	1710	0	7	1991	3	6000	N	N	1313 SW 353RD ST
021	502860	0610	5/7/04	\$239,000	1720	0	7	1990	3	6380	N	N	35015 14TH AVE SW
021	502860	1920	3/16/06	\$285,000	1730	0	7	1990	3	7311	N	N	1219 SW 354TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 54**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
021	502860	0630	2/11/05	\$247,500	1730	0	7	1990	3	6246	N	N	35003 14TH AVE SW
021	218820	0820	12/23/05	\$270,000	1740	0	7	1980	3	12000	N	N	36814 4TH AVE SW
021	218820	0830	2/10/06	\$289,900	1740	0	7	1981	3	12000	N	N	36806 4TH AVE SW
021	502860	2280	2/18/04	\$225,930	1740	0	7	1989	3	5800	N	N	1245 SW 355TH PL
021	502860	1460	4/19/05	\$271,000	1750	0	7	1990	3	6905	N	N	1137 SW 352ND ST
021	502860	1710	8/3/04	\$251,550	1750	0	7	1989	3	6217	N	N	35349 11TH CT SW
021	542242	0050	7/7/04	\$250,000	1760	0	7	1990	3	6091	N	N	1405 SW 349TH ST
021	542242	0070	10/19/04	\$243,400	1760	0	7	1990	3	6000	N	N	1317 SW 349TH ST
021	542243	0130	10/11/04	\$257,950	1770	0	7	1989	3	6033	N	N	34936 10TH PL SW
021	440560	0180	9/14/05	\$230,000	1780	0	7	1957	4	32148	N	N	35623 9TH AVE SW
021	542243	0300	10/3/06	\$346,000	1780	0	7	1990	3	7428	N	N	34928 11TH CT SW
021	542242	0500	5/17/04	\$226,000	1800	0	7	1989	3	6934	N	N	1307 SW 348TH ST
021	542242	0200	8/8/06	\$335,000	1810	0	7	1990	3	11398	N	N	1300 SW 348TH ST
021	542242	0450	4/19/04	\$244,500	1820	0	7	1990	3	7366	N	N	34820 13TH CT SW
021	502860	2080	9/17/04	\$264,950	1830	0	7	1989	3	6847	N	N	1223 SW 354TH PL
021	542243	0350	6/14/04	\$248,000	1840	0	7	1989	3	7648	N	N	1010 SW 350TH PL
021	502860	1300	1/19/05	\$255,000	1840	0	7	1991	3	6877	N	N	1138 SW 352ND ST
021	502860	1300	10/17/06	\$329,000	1840	0	7	1991	3	6877	N	N	1138 SW 352ND ST
021	502860	2020	5/4/04	\$240,000	1850	0	7	1989	3	7151	N	N	1256 SW 354TH PL
021	502860	2020	3/16/06	\$305,000	1850	0	7	1989	3	7151	N	N	1256 SW 354TH PL
021	542243	0250	7/20/04	\$256,650	1860	0	7	1989	3	7218	N	N	34931 11TH CT SW
021	542242	0140	3/16/05	\$262,000	1860	0	7	1989	3	6607	N	N	1212 SW 349TH ST
021	257180	0025	7/23/04	\$212,000	1870	0	7	1967	4	10763	N	N	35436 12TH AVE SW
021	542243	0220	1/22/04	\$237,000	1870	0	7	1989	3	6970	N	N	1115 SW 350TH PL
021	542242	0480	10/22/04	\$259,000	1870	0	7	1989	3	6754	N	N	1319 SW 348TH ST
021	502860	1630	9/28/05	\$300,000	1870	0	7	1989	3	5983	N	N	35343 12TH CT SW
021	306560	0320	9/13/04	\$250,000	1870	0	7	1993	3	5042	N	N	1725 SW 359TH ST
021	306560	0320	9/18/06	\$299,950	1870	0	7	1993	3	5042	N	N	1725 SW 359TH ST
021	542242	0310	3/29/04	\$249,500	1880	0	7	1990	3	6000	N	N	34809 14TH PL SW
021	542242	0220	8/17/05	\$316,000	1880	0	7	1990	3	6000	N	N	1312 SW 348TH ST
021	502860	2270	6/24/04	\$239,950	1880	0	7	1989	3	5800	N	N	1239 SW 355TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 54**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
021	542242	0210	5/11/04	\$242,000	1890	0	7	1990	3	7957	N	N	1306 SW 348TH ST
021	502860	0220	9/2/05	\$309,000	1890	0	7	1992	3	6000	N	N	35326 13TH PL SW
021	542242	0040	9/23/05	\$294,000	1910	0	7	1990	3	6000	N	N	1409 SW 349TH ST
021	306561	0090	7/20/05	\$275,000	1910	0	7	1993	3	5872	N	N	35723 18TH AVE SW
021	502860	2230	2/7/06	\$309,000	1910	0	7	1990	3	5800	N	N	1215 SW 355TH PL
021	502860	2220	8/23/05	\$287,000	1930	0	7	1990	3	5800	N	N	1209 SW 355TH PL
021	542242	0150	6/23/06	\$330,000	1940	0	7	1991	3	7502	N	N	34826 13TH AVE SW
021	542242	0540	12/6/04	\$255,000	1940	0	7	1989	3	6223	N	N	34837 13TH AVE SW
021	502860	1220	1/18/05	\$262,000	1940	0	7	1990	3	6066	N	N	35139 11TH PL SW
021	542242	0520	11/11/04	\$252,000	1940	0	7	1989	3	6000	N	N	34827 13TH AVE SW
021	502860	1230	7/27/05	\$294,950	1940	0	7	1990	3	5993	N	N	35133 11TH PL SW
021	502860	1240	5/25/04	\$243,000	1940	0	7	1990	3	5907	N	N	35127 11TH PL SW
021	542243	0360	7/27/04	\$257,990	1950	0	7	1990	3	6052	N	N	34921 10TH PL SW
021	713780	0305	12/23/04	\$219,000	1960	0	7	1968	4	9694	N	N	1324 SW 360TH ST
021	502860	0740	1/9/06	\$295,000	1970	0	7	1989	3	6600	N	N	1346 SW 350TH ST
021	502860	0820	11/15/04	\$259,950	1970	0	7	1990	3	6104	N	N	35012 13TH PL SW
021	306560	0290	3/29/04	\$248,800	2060	0	7	1993	3	11232	N	N	1709 SW 359TH ST
021	542242	0510	4/22/05	\$280,000	2070	0	7	1990	3	6000	N	N	34819 13TH AVE SW
021	502860	0880	10/15/04	\$232,000	2080	0	7	1990	3	6323	N	N	35120 13TH PL SW
021	302104	9054	7/16/04	\$240,000	2200	0	7	1970	3	36904	N	N	616 SW 368TH ST
021	113960	0030	4/25/04	\$239,250	1330	0	8	1987	3	9600	N	N	36417 1ST AVE S
021	113960	0350	7/11/05	\$334,950	1370	570	8	1987	3	10643	N	N	101 SW 366TH ST
021	113960	0130	6/7/04	\$278,500	1420	790	8	1987	4	9601	N	N	36521 1ST PL SW
021	113960	0110	4/19/04	\$279,450	1500	550	8	1987	3	9631	N	N	36509 1ST PL SW
021	113960	0110	5/16/06	\$379,000	1500	550	8	1987	3	9631	N	N	36509 1ST PL SW
021	779645	0190	10/25/05	\$315,000	1690	0	8	2003	3	5171	N	N	835 SW 361ST ST
021	779645	0360	8/11/04	\$235,000	1690	0	8	2003	3	5000	N	N	815 SW 363RD PL
021	302104	9123	6/16/05	\$355,000	1750	1710	8	1992	4	33634	N	N	35513 6TH PL SW
021	218820	1510	5/18/04	\$348,278	1800	0	8	1992	3	19500	N	N	36916 2ND AVE SW
021	113780	0200	7/26/06	\$450,000	1840	800	8	1990	3	25598	N	N	36005 3RD AVE S
021	787960	0150	10/5/05	\$283,000	1850	0	8	2002	3	7709	N	N	1980 SW 352ND ST

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**Area 54**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
021	787960	0140	12/20/05	\$331,000	1850	0	8	2002	3	7205	N	N	1988 SW 352ND ST
021	787960	0120	7/28/05	\$294,950	1850	0	8	2002	3	7203	N	N	1995 SW 352ND ST
021	787960	0090	11/23/05	\$332,500	1850	0	8	2002	3	7200	N	N	1971 SW 352ND ST
021	779645	0090	8/26/04	\$260,000	1900	0	8	2003	3	5060	N	N	36008 9TH CT SW
021	113960	0080	7/22/05	\$350,350	1910	620	8	1988	3	9761	N	N	36512 1ST PL SW
021	113960	0040	6/16/06	\$385,000	1950	620	8	1988	3	9602	N	N	102 SW 366TH ST
021	113960	0250	5/21/04	\$307,950	1960	0	8	1987	3	9644	N	N	36517 2ND AVE SW
021	113960	0280	3/7/05	\$373,850	1990	780	8	1987	3	12299	N	N	206 SW 366TH ST
021	132174	0650	6/13/06	\$398,000	2010	0	8	1997	3	7182	N	N	35030 8TH PL SW
021	113960	0150	5/12/04	\$328,550	2050	990	8	1987	3	9862	N	N	128 SW 366TH ST
021	787960	0160	8/26/04	\$272,000	2120	0	8	2002	3	7208	N	N	1972 SW 352ND ST
021	787960	0180	6/23/06	\$370,000	2120	0	8	2002	3	7206	N	N	1952 SW 352ND ST
021	132174	0270	5/6/05	\$342,950	2150	0	8	1994	3	16614	N	N	34839 7TH AVE SW
021	132174	0270	11/16/06	\$425,000	2150	0	8	1994	3	16614	N	N	34839 7TH AVE SW
021	779645	0350	3/21/05	\$309,950	2180	0	8	2003	3	5031	N	N	817 SW 363RD PL
021	132174	0850	10/3/06	\$407,000	2260	0	8	1996	3	15027	N	N	34950 7TH AVE SW
021	132174	0710	6/6/05	\$320,000	2410	0	8	1997	3	8223	N	N	715 SW 350TH CT
021	132174	0520	3/13/06	\$360,000	2410	0	8	1997	3	8157	N	N	845 SW 349TH WAY
021	132174	0470	6/16/06	\$405,000	2410	0	8	1996	3	7809	N	N	828 SW 349TH WAY
021	132174	0250	10/21/05	\$365,000	2490	0	8	1996	3	11236	N	N	34819 7TH AVE SW
021	132174	0250	11/17/06	\$450,000	2490	0	8	1996	3	11236	N	N	34819 7TH AVE SW
021	132174	0460	9/23/04	\$308,000	2510	0	8	1996	3	8505	N	N	824 SW 349TH WAY
021	779645	0100	5/23/06	\$386,000	2550	0	8	2003	3	5761	N	N	36006 9TH CT SW
021	779645	0380	12/12/06	\$390,000	2550	0	8	2003	3	5550	N	N	36315 8TH AVE SW
021	779645	0430	6/22/05	\$359,900	2550	0	8	2003	3	5060	N	N	36325 8TH AVE SW
021	779645	0030	8/7/06	\$374,900	2550	0	8	2003	3	5000	N	N	828 SW 361ST ST
021	779645	0210	5/25/04	\$300,000	2580	0	8	2002	3	5000	N	N	831 SW 361ST ST
021	066231	0010	5/24/04	\$283,000	2600	0	8	1998	3	9721	N	N	731 SW 356TH PL
021	779645	0530	9/2/04	\$310,000	2610	0	8	2003	3	5988	N	N	831 SW 364TH PL
021	779645	0280	11/3/06	\$420,000	2610	0	8	2003	3	5064	N	N	818 SW 363RD PL
021	779645	0680	12/29/05	\$370,000	2640	0	8	2003	3	6275	N	N	36036 8TH AVE SW

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**Area 54**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
021	113960	0220	4/20/05	\$377,000	2790	0	8	1987	3	14398	N	N	36503 2ND AVE SW
021	132174	0880	11/13/06	\$499,888	2870	0	8	1997	3	17714	N	N	34920 7TH AVE SW
021	132174	0630	12/14/04	\$330,000	2870	0	8	1997	3	8694	N	N	35022 8TH PL SW
021	302104	9140	12/2/05	\$399,000	2890	0	8	1994	3	17349	N	N	35606 4TH AVE SW
021	302104	9165	2/17/05	\$449,950	2980	0	8	1988	3	35418	N	N	36721 6TH AVE SW
021	779645	0640	4/4/06	\$411,000	2980	0	8	2002	3	5854	N	N	708 S 363RD PL
021	779645	0550	8/26/05	\$382,500	2980	0	8	2003	3	5346	N	N	36316 8TH AVE SW
021	779645	0110	9/13/05	\$390,000	3040	0	8	2003	3	5911	N	N	36005 9TH CT SW
021	768390	0100	11/12/04	\$415,000	3130	0	8	2004	3	9680	N	N	715 SW 358TH ST
021	779645	0080	8/9/04	\$339,000	3230	0	8	2003	3	6298	N	N	36010 9TH CT SW
021	779645	0600	10/3/05	\$399,500	3240	0	8	2002	3	6796	N	N	703 SW 363RD PL
021	066231	0640	11/10/05	\$455,000	3270	0	8	1998	3	8885	N	N	857 SW 354TH ST
021	570780	0150	2/17/04	\$444,950	1890	1190	9	1999	3	14643	Y	N	36721 1ST CT SW
021	066230	0160	1/27/05	\$347,000	1940	0	9	1996	3	8265	N	N	430 SW 352ND ST
021	066230	0170	12/2/05	\$359,950	2020	0	9	1996	3	8361	N	N	431 SW 352ND ST
021	768390	0210	1/25/05	\$450,000	2180	1610	9	2004	3	10125	N	N	35626 8TH AVE SW
021	302104	9002	6/28/04	\$340,000	2390	0	9	1977	4	42214	N	N	35530 6TH AVE SW
021	440560	0200	8/11/04	\$400,000	2490	0	9	2004	3	9680	N	N	35647 8TH AVE SW
021	440561	0100	6/4/04	\$384,000	2490	0	9	2003	3	9602	N	N	35820 9TH AVE SW
021	570780	0230	8/25/06	\$461,900	2500	0	9	1991	3	13600	N	N	222 SW 368TH ST
021	066231	0490	8/2/06	\$460,000	2500	0	9	1996	3	6997	N	N	427 SW 352ND ST
021	066231	0300	9/9/05	\$429,000	2510	0	9	1997	3	7575	N	N	35232 6TH AVE SW
021	440560	0202	4/26/04	\$411,632	2630	0	9	2004	3	9600	N	N	35642 9TH AVE SW
021	440560	0203	1/26/04	\$359,950	2680	0	9	2003	3	9691	N	N	35639 8TH AVE SW
021	066231	0370	7/18/05	\$479,000	2700	0	9	1997	3	9946	N	N	513 SW 353RD ST
021	202100	0060	11/16/05	\$383,500	2722	0	9	2005	3	5244	N	N	36019 11TH AVE SW
021	066231	0270	10/28/05	\$444,950	2730	0	9	1997	3	8471	N	N	35235 6TH AVE SW
021	066231	0900	10/29/04	\$400,000	2730	0	9	1998	3	7372	N	N	819 SW 355TH CT
021	066231	0900	2/9/05	\$419,000	2730	0	9	1998	3	7372	N	N	819 SW 355TH CT
021	066231	0760	3/14/05	\$375,000	2730	0	9	1997	3	6127	N	N	35455 8TH AVE SW
021	066231	0340	8/8/05	\$465,000	2780	0	9	1996	3	8286	N	N	35219 5TH AVE SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 54**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
021	202100	0020	6/30/05	\$380,000	2805	0	9	2005	3	8884	N	N	36003 11TH AVE SW
021	440560	0201	1/23/04	\$382,000	2810	0	9	2004	3	9600	N	N	35654 9TH AVE SW
021	202100	0120	7/18/05	\$379,000	2823	0	9	2005	3	6932	N	N	914 SW 361ST ST
021	202100	0070	8/9/05	\$382,950	2826	0	9	2005	3	9586	N	N	36002 11TH AVE SW
021	202100	0040	10/4/05	\$395,000	2826	0	9	2005	3	5000	N	N	36011 11TH AVE SW
021	066231	0360	12/9/04	\$416,000	2850	0	9	1996	3	8826	N	N	521 SW 353RD ST
021	066231	0810	12/7/05	\$480,000	2860	0	9	1998	3	13398	N	N	813 SW 354TH ST
021	066231	0530	9/30/04	\$400,000	2920	0	9	1996	3	10026	N	N	408 SW 352ND ST
021	202100	0230	5/23/05	\$392,300	3068	0	9	2005	3	8743	N	N	36121 10TH CT SW
021	202100	0200	6/21/05	\$375,950	3068	0	9	2005	3	6920	N	N	36109 10TH CT SW
021	202100	0030	6/24/05	\$402,240	3068	0	9	2005	3	6110	N	N	36007 11TH AVE SW
021	202100	0250	6/13/05	\$375,950	3068	0	9	2005	3	6070	N	N	36116 10TH CT SW
021	202100	0220	9/21/05	\$375,950	3068	0	9	2005	3	5790	N	N	36119 10TH CT SW
021	202100	0160	7/8/05	\$380,000	3068	0	9	2005	3	5783	N	N	1010 SW 361ST ST
021	202100	0190	7/13/05	\$379,000	3068	0	9	2005	3	5525	N	N	1005 SW 361ST ST
021	202100	0260	10/19/05	\$379,000	3068	0	9	2005	3	5524	N	N	36114 10TH CT SW
021	202100	0110	1/23/06	\$397,500	3068	0	9	2005	3	5422	N	N	1009 SW 360TH ST
021	202100	0290	12/7/05	\$469,900	3068	0	9	2005	3	5359	N	N	915 SW 361ST ST
021	202100	0130	7/21/05	\$376,000	3068	0	9	2005	3	5266	N	N	918 SW 361ST ST
021	202100	0150	10/6/05	\$381,500	3068	0	9	2005	3	5223	N	N	1006 SW 361ST ST
021	202100	0050	5/19/05	\$379,000	3068	0	9	2005	3	5000	N	N	36015 11TH AVE SW
021	066231	0880	5/31/05	\$395,000	3070	0	9	1997	3	6589	N	N	827 SW 355TH CT
021	440561	0090	2/16/05	\$399,000	3100	0	9	2004	3	9602	N	N	35832 9TH AVE SW
021	768390	0190	8/23/04	\$415,000	3110	0	9	2004	3	10540	N	N	724 SW 357TH ST
021	768390	0140	9/10/04	\$415,000	3110	0	9	2004	3	9680	N	N	727 SW 357TH ST
021	066231	0510	3/14/05	\$425,000	3120	0	9	1996	3	17931	N	N	413 SW 352ND ST
021	202100	0240	6/16/05	\$361,950	3120	0	9	2005	3	8796	N	N	36120 10TH CT SW
021	202100	0270	10/17/05	\$387,000	3120	0	9	2005	3	5500	N	N	36110 10TH CT SW
021	202100	0100	3/29/06	\$409,535	3120	0	9	2005	3	5422	N	N	1011 SW 360TH ST
021	202100	0170	11/1/05	\$389,000	3120	0	9	2005	3	5371	N	N	1013 SW 361ST ST
021	202100	0140	11/9/05	\$388,000	3120	0	9	2005	3	5244	N	N	1002 SW 361ST ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 54**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
021	202100	0280	9/2/05	\$390,500	3120	0	9	2005	3	5244	N	N	36104 10TH CT SW
021	202100	0210	7/26/05	\$380,950	3120	0	9	2005	3	5109	N	N	36113 10TH CT SW
021	202100	0180	8/20/05	\$388,000	3120	0	9	2005	3	5001	N	N	1009 SW 361ST ST
021	202100	0090	8/18/05	\$390,500	3120	0	9	2005	3	5000	N	N	36010 11TH AVE SW
021	202100	0080	7/27/05	\$393,500	3120	0	9	2005	3	5000	N	N	36006 11TH AVE SW
021	066231	0630	6/28/05	\$471,000	3140	0	9	1996	3	12132	N	N	705 SW 353RD PL
021	440561	0120	1/4/05	\$405,950	3140	0	9	2003	3	9600	N	N	35804 9TH AVE SW
021	066231	0590	2/7/06	\$509,000	3160	0	9	1996	3	10749	N	N	708 SW 353RD PL
021	202100	0010	5/4/05	\$430,000	3188	0	9	2005	3	9618	N	N	1113 SW 360TH ST
021	132174	0120	8/10/05	\$600,000	3190	0	9	1994	3	19922	N	N	411 SW 350TH PL
021	768390	0110	4/26/04	\$455,081	3380	0	9	2004	3	9680	N	N	785 SW 358TH ST
021	768390	0200	3/23/04	\$424,950	3450	0	9	2004	3	10000	N	N	35638 8TH AVE SW
021	440561	0030	6/9/04	\$434,950	3460	0	9	2003	3	11855	N	N	35827 8TH AVE SW
021	440561	0091	5/26/04	\$434,950	3460	0	9	2004	3	9602	N	N	35828 9TH AVE SW
021	440561	0130	6/29/06	\$586,300	3470	0	9	2003	3	9600	N	N	35796 9TH AVE SW
021	302104	9145	3/5/04	\$567,000	4530	0	9	1994	3	42688	N	N	36727 9TH AVE SW
021	113780	0110	12/10/04	\$480,000	2520	0	10	1989	3	20104	N	N	36104 3RD PL S
021	113780	0140	4/29/05	\$415,000	2520	0	10	1988	3	15600	N	N	318 S 361ST PL
021	113780	0140	9/7/05	\$469,000	2520	0	10	1988	3	15600	N	N	318 S 361ST PL
021	113780	0420	10/27/05	\$479,000	2850	0	10	1988	3	21169	N	N	150 S 363RD PL
021	113780	0290	8/24/04	\$429,000	2980	0	10	1989	3	18720	N	N	202 S 361ST PL
021	132174	0100	8/3/05	\$668,815	3210	0	10	1997	3	20677	N	N	406 SW 350TH PL
021	113780	0080	9/13/04	\$468,000	3220	0	10	1989	3	36755	N	N	151 S 363RD PL
021	743680	0060	1/8/04	\$445,000	3400	0	10	2004	3	19966	N	N	614 SW 361ST ST
021	743680	0060	2/22/06	\$732,000	3400	0	10	2004	3	19966	N	N	614 SW 361ST ST
021	570780	0030	1/29/04	\$385,000	3450	0	10	1991	3	16555	N	N	36619 2ND PL SW
021	743680	0070	10/5/05	\$690,000	3670	0	10	2003	3	20308	N	N	616 SW 361ST ST
021	132174	0170	7/26/06	\$679,500	2960	0	11	1995	3	19002	N	N	34815 5TH AVE SW

***Improved Sales Removed from this Annual Update Analysis***  
**Area 54**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
018	010450	0320	6/8/05	\$245,000	RELATED PARTY, FRIEND, OR NEIGHBOR
018	010450	0490	6/10/04	\$69,000	DOR RATIO; QUIT CLAIM DEED;
018	010450	0830	4/8/04	\$178,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
018	010451	0280	7/6/06	\$313,500	Sale Price does not appear to reflect assessors data
018	010452	0080	10/21/05	\$265,000	UNFIN AREA
018	010452	0250	10/4/06	\$100,400	DOR RATIO; EXEMPT FROM EXCISE TAX
018	010453	0480	1/10/06	\$77,922	DOR RATIO; QUIT CLAIM DEED;
018	010454	0200	10/13/04	\$215,751	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
018	010454	0560	2/24/05	\$248,000	RELATED PARTY, FRIEND, OR NEIGHBOR
018	010457	0250	11/8/04	\$275,000	RELATED PARTY, FRIEND, OR NEIGHBOR
018	132140	0210	11/14/05	\$213,000	QUIT CLAIM DEED
018	132140	0230	3/31/04	\$36,947	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, Etc.);
018	132170	0300	4/6/04	\$53,328	DOR RATIO; QUIT CLAIM DEED;
018	132170	0590	2/7/06	\$325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
018	132171	0360	5/24/04	\$257,000	RELOCATION - SALE BY SERVICE
018	132171	0360	4/3/04	\$257,000	RELOCATION - SALE TO SERVICE
018	132172	0100	12/29/05	\$665,000	SHERIFF / TAX SALE; GOVERNMENT AGENCY;
018	132172	0240	12/27/04	\$200,272	DOR RATIO; QUIT CLAIM DEED; STATEMENT TO DOR
018	132173	0410	9/14/04	\$282,500	RELOCATION - SALE BY SERVICE
018	132173	0410	9/8/04	\$282,500	RELOCATION - SALE TO SERVICE
018	132173	0800	11/17/04	\$275,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
018	132173	0860	8/26/05	\$424,990	RELATED PARTY, FRIEND, OR NEIGHBOR
018	132190	0030	2/23/05	\$350,000	RELOCATION - SALE BY SERVICE
018	182104	9034	8/18/06	\$209,761	QUIT CLAIM DEED;
018	182104	9067	4/14/04	\$135,000	DOR RATIO
018	189545	0200	2/6/04	\$240,380	NON-REPRESENTATIVE SALE
018	189545	0360	8/30/05	\$397,900	FORCED SALE
018	189546	0150	2/24/06	\$334,000	DOR RATIO; PREVIMP<=25K
018	189546	0150	6/29/06	\$379,500	DOR RATIO; PREVIMP<=25K
018	192104	9018	5/26/04	\$200,000	Lack of Representation-Grade4
018	640370	0310	9/22/06	\$414,000	RELOCATION - SALE BY SERVICE
018	666490	0450	12/3/04	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR
018	666490	0510	1/28/05	\$234,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
018	683782	0220	2/1/05	\$208,226	QUIT CLAIM DEED;
018	729800	0020	10/18/06	\$150,000	DOR RATIO; QUIT CLAIM DEED;
018	729800	0060	6/14/06	\$415,000	BANKRUPTCY - RECEIVER OR TRUSTEE
018	729804	0120	8/18/05	\$470,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
018	729805	0240	4/19/04	\$280,000	RELATED PARTY, FRIEND, OR NEIGHBOR
018	729805	0330	6/22/05	\$380,721	QUIT CLAIM DEED
018	926490	0010	10/26/05	\$140,000	NON-REPRESENTATIVE SALE
018	926490	1210	5/3/06	\$274,950	BANKRUPTCY - RECEIVER OR TRUSTEE
018	926490	1260	9/16/05	\$273,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
018	926490	1310	6/12/06	\$212,000	QUIT CLAIM DEED; STATEMENT TO DOR
018	926490	1960	8/30/05	\$29,500	DOR RATIO; QUIT CLAIM DEED;

***Improved Sales Removed from this Annual Update Analysis***  
**Area 54**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
018	926490	2090	1/30/04	\$25,000	DOR RATIO;QUIT CLAIM DEED
018	926490	2180	10/26/04	\$330,000	RELATED PARTY, FRIEND, OR NEIGHBOR
018	926491	0150	10/3/06	\$52,124	DOR RATIO;QUIT CLAIM DEED;
018	926491	0160	5/10/04	\$250,000	RELOCATION - SALE BY SERVICE
018	926491	0160	4/25/04	\$250,000	RELOCATION - SALE TO SERVICE
018	926491	0460	9/12/05	\$263,000	BANKRUPTCY - RECEIVER OR TRUSTEE
018	926492	0590	1/28/04	\$157,002	DOR RATIO;QUIT CLAIM DEED;
018	926492	0710	2/23/04	\$231,000	RELOCATION - SALE BY SERVICE
018	926492	0710	1/27/04	\$231,000	RELOCATION - SALE TO SERVICE
018	926493	0140	9/26/06	\$389,500	RELOCATION - SALE BY SERVICE
018	926493	0140	9/22/06	\$389,500	RELOCATION - SALE TO SERVICE
018	926494	0260	3/30/06	\$382,950	RELOCATION - SALE BY SERVICE
018	926494	0260	3/30/06	\$382,950	RELOCATION - SALE TO SERVICE
018	926495	0620	4/16/04	\$281,415	EXEMPT FROM EXCISE TAX
018	926496	0100	9/14/06	\$168,750	DOR RATIO;QUIT CLAIM DEED
018	926496	0470	6/18/04	\$330,000	UNFIN AREA
018	926496	0760	2/9/04	\$276,950	BANKRUPTCY - RECEIVER OR TRUSTEE;
021	066231	0030	5/25/06	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
021	066231	0080	6/21/04	\$349,000	UNFIN AREA
021	066231	0510	3/22/04	\$292,626	QUIT CLAIM DEED
021	066231	0890	9/3/04	\$380,000	UNFIN AREA
021	113960	0170	12/14/04	\$259,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
021	113960	0170	6/9/04	\$264,506	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
021	202100	0210	12/27/05	\$501,000	NON-REPRESENTATIVE SALE
021	218820	0545	1/27/04	\$1,272,004	DOR RATIO; EXEMPT FROM EXCISE TAX
021	218820	0725	4/21/05	\$147,000	QUESTIONABLE PER SALES IDENTIFICATION
021	218820	1740	12/15/05	\$26,391	ACTIVE PERMIT BEFORE SALE>25K;DOR RATIO
021	218820	1740	4/22/05	\$75,000	DOR RATIO;%COMPL
021	218820	2140	1/24/05	\$152,800	NON-REPRESENTATIVE SALE
021	218820	4045	9/16/05	\$185,000	Lack of Representation-Grade5
021	218820	4610	5/6/05	\$138,000	Lack of Representation-Grade4
021	252103	9015	12/21/06	\$164,919	Diagnostic Outlier-SAS
021	252103	9054	12/22/06	\$330,000	ACTIVE PERMIT BEFORE SALE>25K
021	282104	9132	6/8/04	\$210,000	Lack of Representation-FairCond
021	292104	9015	5/4/05	\$305,000	UNFIN AREA
021	292104	9054	11/28/05	\$310,950	NON-REPRESENTATIVE SALE
021	302104	9020	6/28/06	\$1,200,000	Lack of Representation--5-10AC
021	302104	9034	3/10/05	\$470,000	PERS MH
021	302104	9034	3/10/06	\$895,000	PERS MH;MOBILE HOME
021	302104	9045	10/13/04	\$430,000	Lack of Representation--3-5AC
021	302104	9055	2/12/04	\$413,000	Lack of Representation--3-5AC
021	302104	9075	3/26/04	\$75,000	DOR RATIO;%COMPL
021	302104	9118	5/17/05	\$165,000	Lack of Representation-FairCond
021	302104	9118	9/11/06	\$385,000	Sale Price does not appear to reflect assessors data
021	302104	9143	7/27/04	\$415,000	Lack of Representation--1-3AC

***Improved Sales Removed from this Annual Update Analysis***  
**Area 54**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
021	302104	9170	8/2/05	\$555,000	Lack of Representation--1-3AC
021	322104	9016	3/30/04	\$225,000	GOVERNMENT AGENCY; MULTI-PARCEL SALE
021	322104	9018	2/28/06	\$279,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
021	322104	9096	12/7/04	\$1,400,000	IMP COUNT
021	322104	9128	1/18/05	\$138,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR;
021	322104	9128	6/14/05	\$150,000	NON-REPRESENTATIVE SALE
021	440560	0027	12/27/04	\$169,000	BANKRUPTCY - RECEIVER OR TRUSTEE
021	440560	0170	8/16/05	\$198,000	Lack of Representation-Grade5
021	440560	0175	8/17/04	\$226,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
021	440560	0175	7/10/06	\$228,061	QUIT CLAIM DEED; STATEMENT TO DOR
021	440560	0190	2/9/04	\$178,400	BANKRUPTCY - RECEIVER OR TRUSTEE
021	440560	0190	9/29/05	\$237,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
021	502860	0980	6/20/05	\$250,000	RELOCATION - SALE BY SERVICE
021	502860	0980	4/13/05	\$250,000	RELOCATION - SALE TO SERVICE
021	542242	0150	1/14/04	\$216,600	BANKRUPTCY - RECEIVER OR TRUSTEE
021	542242	0520	3/16/06	\$122,198	DOR RATIO;QUIT CLAIM DEED;
021	542242	0580	2/10/06	\$311,000	BANKRUPTCY - RECEIVER OR TRUSTEE
021	542242	0590	3/14/05	\$239,000	QUIT CLAIM DEED
021	542242	0680	6/15/04	\$182,830	QUIT CLAIM DEED
021	542242	0680	5/11/05	\$229,661	QUIT CLAIM DEED
021	542242	0800	4/2/04	\$233,900	BANKRUPTCY - RECEIVER OR TRUSTEE;
021	542243	0320	1/2/05	\$41,203	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
021	542350	0320	7/9/04	\$148,000	NON-REPRESENTATIVE SALE
021	542350	0390	9/23/05	\$15,496	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
021	542350	0410	5/18/05	\$150,000	NON-REPRESENTATIVE SALE
021	542350	0440	3/14/05	\$173,000	Diagnostic Outlier-SAS
021	542350	0460	1/24/05	\$170,000	Diagnostic Outlier-SAS
021	570780	0150	2/15/06	\$495,000	RELOCATION - SALE BY SERVICE
021	570780	0150	8/14/05	\$495,000	RELOCATION - SALE TO SERVICE
021	713780	0085	6/6/05	\$128,879	QUIT CLAIM DEED
021	713780	0115	11/5/04	\$219,000	UNFIN AREA
021	713780	0215	11/15/04	\$164,203	EXEMPT FROM EXCISE TAX
021	713780	0215	5/12/05	\$165,000	QUESTIONABLE PER SALES IDENTIFICATION
021	713780	0310	4/16/04	\$65,000	DOR RATIO
021	713780	0310	8/25/04	\$99,950	DOR RATIO
021	713780	0460	9/13/04	\$45,000	DOR RATIO
021	779645	0030	4/18/05	\$315,000	BANKRUPTCY - RECEIVER OR TRUSTEE
021	779645	0540	11/10/05	\$307,000	RELOCATION - SALE BY SERVICE
021	779645	0540	11/10/05	\$307,000	RELOCATION - SALE TO SERVICE
021	779645	0590	9/2/05	\$387,000	QUESTIONABLE PER SALES IDENTIFICATION
021	795620	0140	4/2/04	\$138,000	FORCED SALE
021	795620	0200	6/23/04	\$130,000	NON-REPRESENTATIVE SALE
021	795620	0200	11/15/06	\$89,470	RELATED PARTY, FRIEND, OR NEIGHBOR;
021	795620	0260	9/20/04	\$135,000	NON-REPRESENTATIVE SALE
021	795620	0300	11/7/05	\$225,000	Lack of Representation-Cond5

***Improved Sales Removed from this Annual Update Analysis***  
**Area 54**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
021	920200	0140	3/18/04	\$138,000	NON-REPRESENTATIVE SALE
021	926975	0640	10/13/04	\$235,500	AND OTHER WARNINGS

***Vacant Sales Used in this Annual Update Analysis***  
**Area 54**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
18	192104	9019	03/19/2004	250000	197326	N	N
18	192104	9030	03/17/2005	950000	369389	N	N
21	113780	0500	09/06/2005	165000	37721	N	N
21	113780	0500	07/14/2004	122475	37721	N	N
21	218000	0330	06/23/2006	127500	53700	N	N
21	218820	0155	08/30/2004	38000	15000	N	N
21	218820	0465	07/28/2006	65000	23100	N	N
21	218820	3155	05/24/2005	35000	15000	N	N
21	218820	3335	06/17/2004	35000	18000	N	N
21	218820	3335	03/02/2005	34000	18000	N	N
21	252103	9003	07/08/2004	500000	300838	N	N
21	302104	9135	04/13/2005	143500	38885	N	N
21	302104	9135	09/17/2004	115000	38885	N	N
21	322104	9046	07/19/2005	97850	76230	N	N
21	322104	9144	09/12/2006	79500	15220	N	N
21	322104	9158	01/23/2006	203000	44644	N	N
21	713780	0295	04/16/2004	65000	9085	N	N
21	713780	0295	08/23/2005	110000	9085	N	N

**Vacant Sales Removed from this Annual Update Analysis**  
**Area 54**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
18	242103	9054	08/17/2005	3060000	DORRatio
18	670530	0010	09/27/2006	469950	DORRatio
18	670530	0020	12/14/2006	405000	DORRatio
18	670530	0030	09/27/2006	449950	DORRatio
18	670530	0040	10/25/2006	469950	DORRatio
18	670530	0050	10/25/2006	476385	DORRatio
21	218000	0360	12/19/2006	12500	DORRatio
21	218820	0445	05/24/2004	28500	DORRatio
21	218820	0800	07/14/2004	47500	DORRatio
21	218820	1060	03/11/2004	25000	MULTI-PARCEL SALE;
21	218820	1180	07/22/2004	18000	FORCED SALE;
21	218820	4065	09/14/2004	15000	QUIT CLAIM DEED;
21	252103	9003	11/30/2005	1900000	DORRatio
21	302104	9064	11/01/2004	225000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
21	322104	9131	03/10/2004	20000	PARTIAL INTEREST (1/3, 1/2, Etc.);
21	713780	0295	11/17/2005	130000	RELATED PARTY, FRIEND, OR NEIGHBOR;
21	768390	0070	08/21/2006	178000	DORRatio
21	768390	0070	01/24/2006	90000	DORRatio
21	768390	0150	04/26/2006	180000	DORRatio
21	768390	0150	04/05/2005	85000	DORRatio
21	768390	0150	07/08/2004	75000	DORRatio



**King County  
Department of Assessments**

King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

(206) 296-5195      FAX (206) 296-0595  
Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
[www.metrokc.gov/assessor/](http://www.metrokc.gov/assessor/)

**Scott Noble  
Assessor**

**MEMORANDUM**

DATE: January 4, 2007

TO: Residential Appraisers

FROM: Scott Noble, Assessor

A handwritten signature in black ink that reads "Scott Noble".

SUBJECT: 2007 Revaluation for 2008 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2006. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2006. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr